



LOCKESFIELD PLACE, ISLE OF DOGS, E14

£740,000 Freehold

Three Bedroom House | Terraced | Freehold | Gated Development | Private Rear Garden | Bright & Spacious Reception Room | Separate Kitchen | Ground Floor WC | Two Bathrooms | Allocated Garage | Close To Island Gardens & Mudchute DLR Stations

- Freehold
- Three bedroom terraced house
- Attached garage
- Gated Development
- Ground floor WC
- Private rear garden
- Two bathrooms

Set within a private gated development is this rarely available three bedroom, freehold, terraced house.

The ground floor comprises entrance hall with storage cupboard and WC, fitted kitchen with built-in appliances and a range of base and wall units, bright and spacious reception room with further storage and access to the private rear garden.

The first floor includes the master bedroom with built-in wardrobes and en-suite shower room, two further bedrooms and the family bathroom.

There is space at the front of the property to park your car as well as the added benefit of an allocated garage for the property to the rear.

Lockesfield Place is considered highly sought after and offers quick and easy access to Island Gardens DLR, Mudchute DLR and various bus stops creating good links into Canary Wharf and the City. Greenwich foot tunnel is within walking distance.

Council Tax Band: E

Tenure: Freehold

Estate Service Charge: £1,256.60 per annum

Parking options: Off Street

Garden details: Private Garden

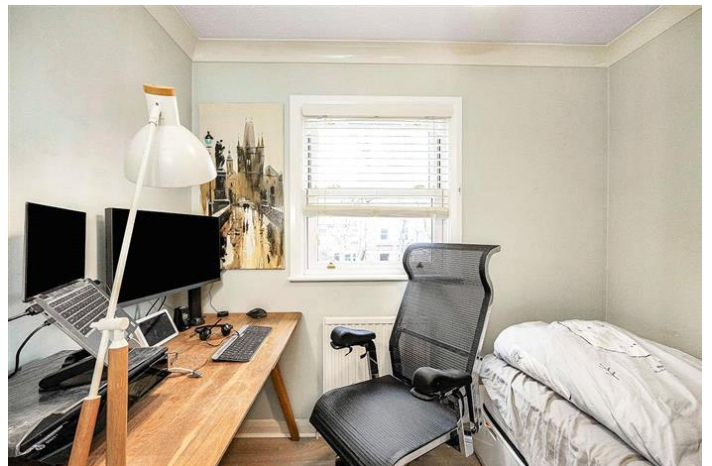
The information provided about this property are set out as a general outline for guidance and do not represent or form part of an offer or contract, nor may it be regarded as representations.

Whilst Alter&Cope uses reasonable endeavours to ensure that the information provided is materially correct, some of the information is provided from third parties and has not been verified by us. All interested parties should not rely on this information as a statement or representation of fact, but must verify accuracy themselves by their own inspection, searches, enquiries, surveys or otherwise as to the accuracy and completeness.

Your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents.

The tenure/lease, service charge and ground rent information are subject to change, and the information we have supplied was provided by the seller at the time of instruction.

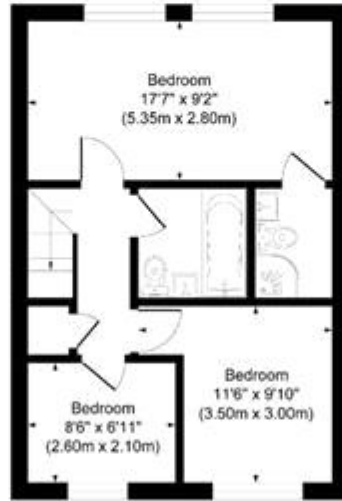
Alter&Cope have not tested any appliances, fixtures and fittings or services. All dimensions noted on the floor plan are approximate and quoted for guidance only and their accuracy cannot be confirmed.



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Ground Floor



First Floor



Lockesfield Place

Approximate Gross Internal Area
 Ground Floor = 42.3 sq m / 456 sq ft
 First Floor = 43.4 sq m / 468 sq ft
 Total = 85.8 sq m / 924 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) A | | | |
| (81-91) B | | | 87 |
| (69-80) C | | 67 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.