



## Neckinger Estate, London, SE16 3QH

TWO BEDROOM GROUND FLOOR FLAT | PURPOSE BUILT | FRONT GARDEN | DOUBLE GLAZED WHERE STATED

GAS CENTRAL HEATING | NEED OF MODERNISATION | EXCELLENT TRANSPORT LINK | CLOSE TO TOWER BRIDGE

**Asking Price: £365,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## Neckinger Estate, London, SE16 3QH

A ground floor two bedroom flat conveniently located to London City, near by Tower Bridge and other local amenities. The accommodation comprises, living room, fitted kitchen, bathroom and two double bedrooms. The property need of cosmetic works and might need of new bathroom. However, It is really worth for first time buyer or investors. Please call our sales team on 0207 2322211.

### HALLWAY

3.86m (12' 8") x 0.99m (3' 3")

Laminated floor, radiator and door to bathroom.

### LIVING ROOM

3.70m (12' 2") x 2.78m (9' 1")

Laminated floor, radiator, front aspect double glazed window and power points.

### KITCHEN

2.89m (9' 6") x 2.33m (7' 8")

wall hang kitchen cupboards units, tiles floor, single stainless steel sink with mixer tap, gas hob with extractor fan, tiles wall and front aspect double glazed window.

### BATHROOM

2.54m (8' 4") x 1.36m (4' 6")

3 piece suite bath, tiles floor and walls.

### BEDROOM

3.36m (11' 0") x 3.12m (10' 3")

Laminated floor, radiator, power points and rear aspect double glazed window.

### BEDROOM 2

3.71m (12' 2") x 2.77m (9' 1")

Laminated floor, radiator, power points and rear aspect double glazed window.

## ENERGY PERFORMANCE RATING

«EpcGraph»

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.

### OPENING HOURS

Monday - Friday: 09:00 - 18:30

Saturday: 09:00 - 16:30

### THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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#### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

