



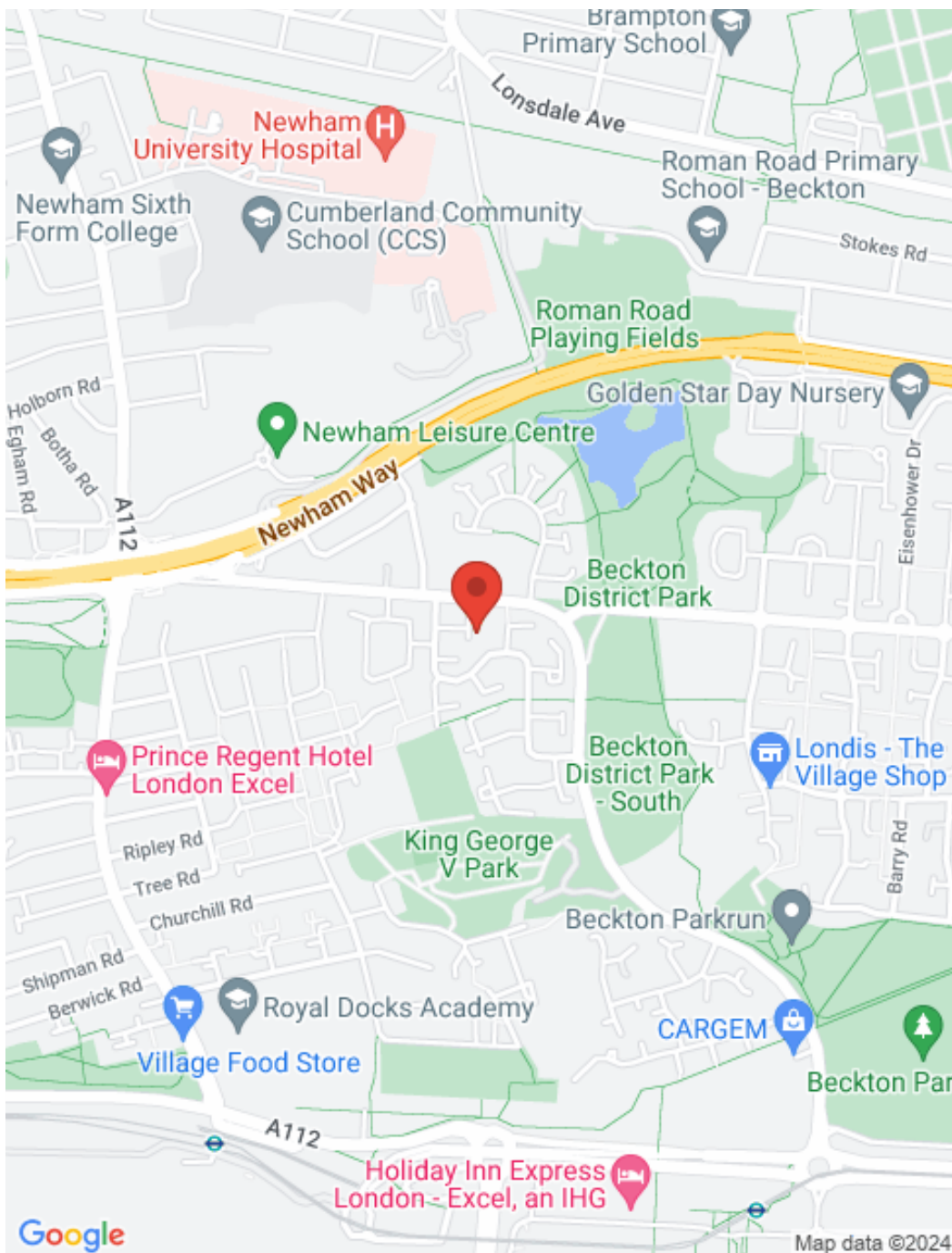
ESTATEOLOGY

Giralda Close, Beckton, London E16

Guide Price: £400,000 - £450,000 F/H

3 2 1





## Key features

Guide Price: £400,000 - £450,000 F/H. A large 3 bedroom semi-detached property benefiting from a spacious reception room, a bright and airy conservatory, and a private garden. Located within a quiet residential close, secure parking space and close to local amenities and excellent transport links with Prince Regent and Royal Albert stations. Call immediately to arrange your exclusive viewing.

- Semi-detached House
- Three Storeys
- Three double bedrooms
- Conservatory
- Private Rear Garden
- Local Amenities
- Beckton Retail Park
- Prince Regent and Royal Albert Stations
- Off-Street Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	67   D
39-54	E		
21-38	F		
1-20	G		

# ESTATEOLOGY

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We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Estateology.

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Giralda Close, E16

CAPTURE DATE 17/02/2021 LASER SCAN POINTS 38,908,704

GROSS INTERNAL AREA

92.32 sqm / 993.72 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
92.32 sqm / 993.72 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
82.48 sqm / 887.81 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
2.46 sqm / 26.48 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 87.07 sqm / 937.21 sqft  
IPMS 3C RESIDENTIAL 83.00 sqm / 893.40 sqft

SPEC ID: 60251c69383f2e0dc5879d05