

# FOR SALE

## High Specification House Unit



**St Thrace  
Thrace Road  
Walthamstow  
E17 4RT**

- 100 sq ft (9.29 m2)
- Swimming Pool
- Lounge
- Kitchen/Dining Room
- For Sale + VAT

# St Thrace, 4 Thrace Road, Walthamstow, London, E17 4RT

PTB009.pdf

## Location:

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## Description:

A stunning newly refurbished three bedroom two bathroom flat on the 4th floor in the ever popular City Reach development. The property comprises a spacious and modern reception room, a contemporary fully fitted and integrated kitchen, three good sized double bedrooms with wardrobes and two attractive bathroom suites (one en-suite). The apartment is tastefully decorated throughout with neutral décor, wood floors and floor to ceiling windows in living

## Floor Area:

Ground Floor ????????????

First Floor ????????????

Gross Internal Area (GIA) is 100 sq ft (9.29 m2).

Net Internal Area (NIA) is ????????????

## Price:

£2,000,000 .

## Tenure:

Freehold **lease available**.

## Service Charge:

£800.00 per annum payable.

## Rateable Value:

Gas source: [www.voa.gov.uk](http://www.voa.gov.uk).

## Rates Payable:

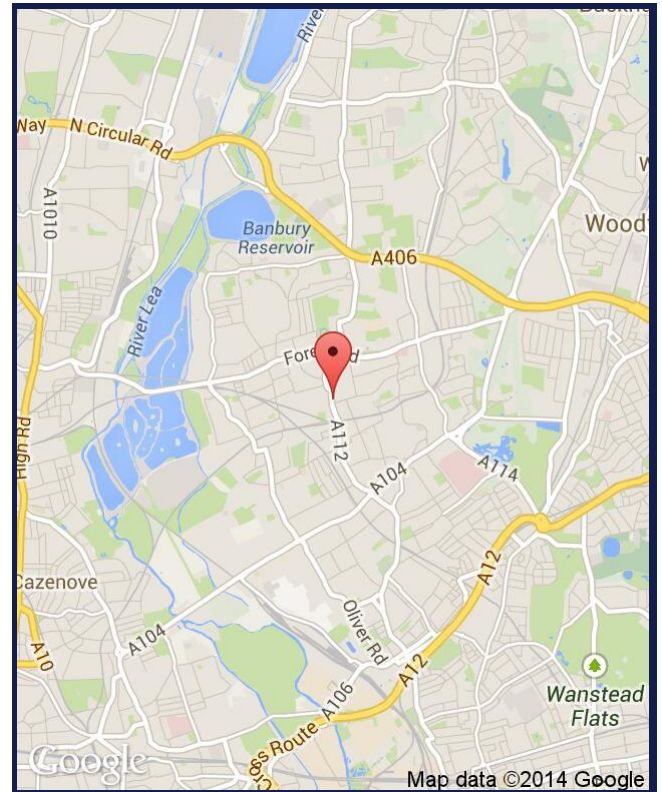
The rates payable are calculated as a multiplier of the rateable value. The current multiplier is **Mains Drainage** in the pound. Any interested applicants should contact the local authority and verify the multiplier and check if any rates relief is available for their business.

## Insurance:

buildings insurance paid annually. The tenant will need to arrange to insurer their content and liability insurances.

## Legal Costs:

Each party pays their own legal costs. The landlord may request a holding deposit of £1000 once terms are agreed.



## VAT:

Value Added Tax at the prevailing rate is applicable on all costs shown in these particulars apart from business rates.

## EPC:

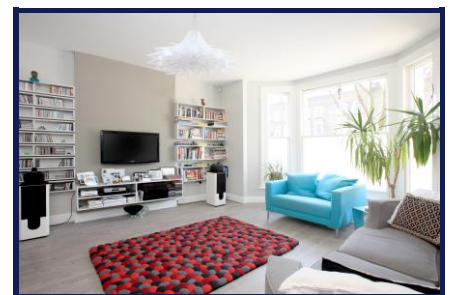
The Energy Performance Rating of the property is = ?  
A full copy of this report is available from the agent's office upon request. **OR An EPC has been instructed and will be available from the agent's office shortly.**

## Viewing:

Viewing strictly by prior appointment with sole agent:

## Richard Johnson

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**Agents Notes:** Disclaimer (Misrepresentation Act 1967) Westbridge and Co Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that, at the time of inspection, we were unable to check if the services and appliances were in working order. All measurements are approximate. Any intending buyer/tenant must satisfy themselves of the condition and working order of such item and services and is advised to seek the advice of their solicitor and surveyor.

**Interested Parties:** Westbridge & Co Ltd are selling/letting the property on behalf of a relative of a member of staff and are hereby disclosing their interest in writing.