

9 Festive Mansions Napa Close London, E20 1EA

Edward Chase presents to the residential sales market this spectacular, luxury 2 bedroom 2 bathroom apartment located in the Olympic Park and set on the fourth floor, this outstanding two bedroom apartment offers naturally bright interiors with a spacious open-plan kitchen with private balcony benefiting from tones of natural light. This apartment is positioned moments from the Olympic Park, East Village has many independent bars/restaurants on your doorstep with a gym and local Sainsburys nearby. Free local fitness activities are also provided by Our Parks on Victory Park. The average floor space is 794 sqft. Located walking distance to Stratford International Station (0.2m) and Westfield Stratford, the apartment includes a spacious open plan kitchen/ living area with direct access to a balcony overlooking the communal grounds, master bedroom with an en-suite, second double bedroom and a luxury bathroom. Formerly known as The Olympic Village, the development

- A Rare Opportunity To Purchase This Stylish Two Bedroom Two Bathroom Apartment
- Overall Great Size Throughout With Tones Of Natural Lights And Modern Appliances
- Located In The Olympic Village, Great Transportation Links Into Central London Within
- Apartment Is On The Fourth Floor Providing Some Great Views From Its Private Balcony
- Open Plan Kitchen Reception With Ample Storage And Secure Entry System
- Grounds Are Maintained To An Immaculate Standard With Concierge & Beautiful

Guide Price £579,999

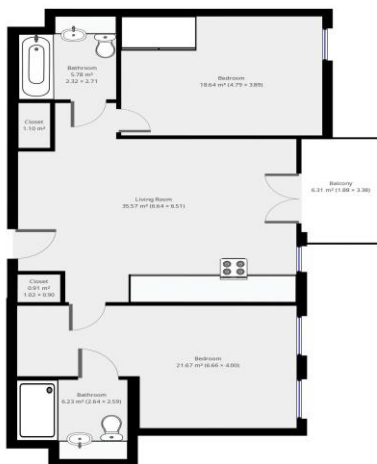
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with direct links into Central London via National Rail, Tube and DLR. Lease Length: 120 years from 2013 Service Charge: £2,500 pa approx Ground Rent: £300 pa approx. Rental income: £2,350 per month This property is sold with 100% equity and is not part of any joint ownership scheme. Please contact Edward Chase to schedule a viewing. Lettings Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings & Management service. If you would like a free appraisal to gauge the rental potential of your property or you are considering a buy to let purchase, please feel free to contact Sukhbir Basra, Branch Manager to arrange an appointment. **DISCLAIMER** Edward Chase estate agents is the seller's agent for this property. Your conveyance/surveyor is legally responsible for ensuring any purchase agreement fully protects your position. We make



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81 - 91) B | 85 | 85 |
| (69 - 80) C | | |
| (55 - 68) D | | |
| (39 - 54) E | | |
| (21 - 38) F | | |
| (1 - 20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.