



**BOWDEN
BRADLEY**



80 Parkside Court Booth Road
, London, E16 2FX

Guide price £425,000



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£425,000 - £475,000 Guide Price

Booth Road in London, this exquisite two-bedroom duplex apartment offers a perfect blend of modern living and stunning views. With its prime location, residents can enjoy picturesque vistas over the Thames Barrier Park, creating a serene backdrop for everyday life.

The apartment boasts a spacious reception room, ideal for entertaining guests or relaxing after a long day. Each of the two well-appointed bedrooms provides a comfortable retreat, complemented by two stylish bathrooms that ensure convenience for both residents and visitors alike.

One of the standout features of this property is the presence of two private balconies, perfect for enjoying a morning coffee or unwinding in the evening while taking in the delightful surroundings. The building also benefits from a 24-hour concierge service, offering peace of mind and assistance whenever needed.

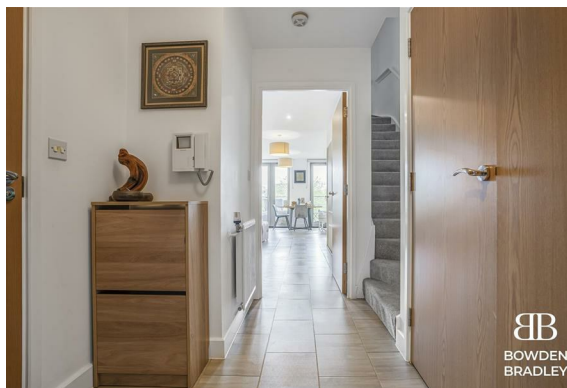
For those who commute, the apartment is conveniently located just a short distance from the Pontoon Dock DLR station, providing easy access to the wider city and beyond. This property is an ideal choice for anyone seeking a contemporary urban lifestyle in a vibrant area of London. Don't miss the opportunity to make this remarkable apartment your new home.

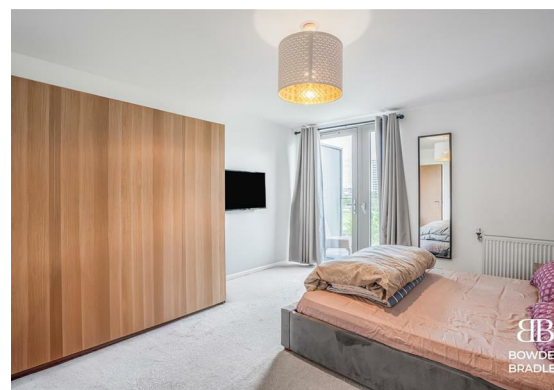
Lease Remaining: 112 Years

Service Charge: £4250 PA

Ground Rent: £467 PA

Bowden Bradley Estate Agents are the seller's agent for this property. Your conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. We make detailed enquiries of the seller to ensure the information provided is as accurate as possible. Please inform us if you become aware of any information being inaccurate.





Front

WC
4'11" x 3'8" (1.52 x 1.12)

Hallway

Kitchen
12'4" x 9'3" (3.76 x 2.82)

Living Room
13'5" x 12'5" (4.11 x 3.81)

Balcony

Landing

Shower Room
7'4" x 6'0" (2.24 x 1.83)

Bathroom
7'1" x 6'0" (2.18 x 1.83)

Bedroom
13'8" x 12'5" (4.17 x 3.81)

Bedroom
10'2" x 12'7" (3.1 x 3.84)

Balcony



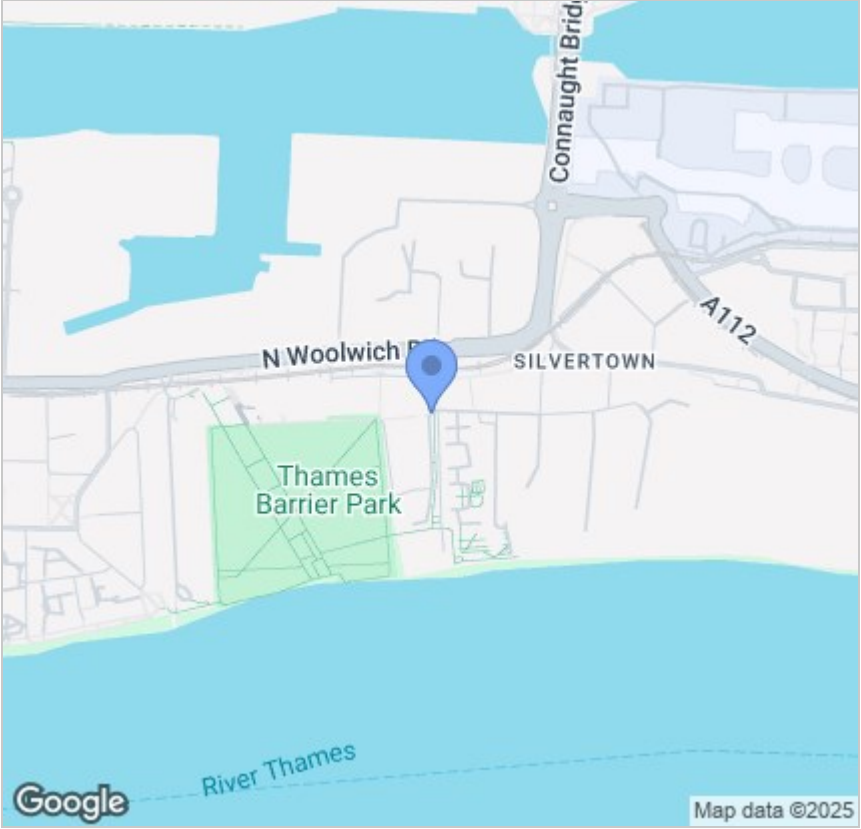
Floor Plan



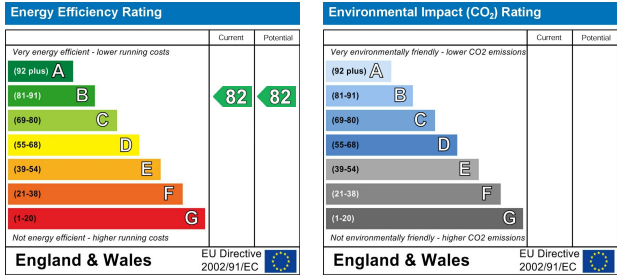
Viewing

Please contact our Bowden Bradley Office on 0208 0593 593 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



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