



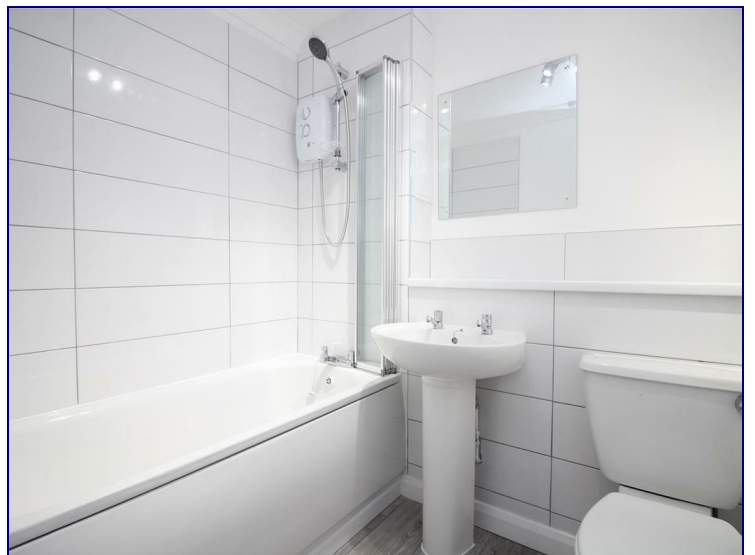
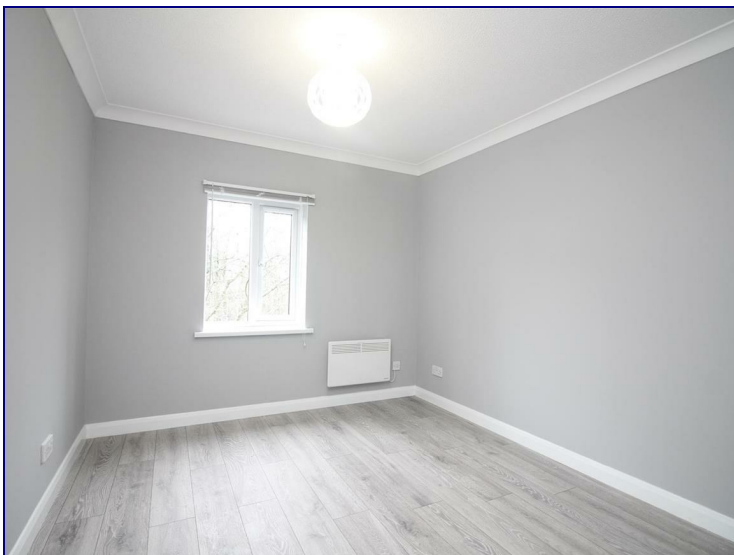
[www.kings-group.net](http://www.kings-group.net)

488 Bethnal Green Road

London E2 0EA

Tel: 0207 613 2121

## Hallywell Crescent, London, E6 5XP



**£1,050 Per Month**

#### The Property


The property is situated within the heart of Beckton offering a good size living room, fitted kitchen, one double bedroom and a modern bathroom with ALLOCATED PARKING!

The flat benefits from being offered chain free. The decorations are tasteful but neutral and the new owners would just need to add the all-important finishing touches.

#### The Location

Transport links are excellent with Beckton DLR and Gallions Reach DLR stations located within a 10 minute walk. Local bus routes can easily accessed from the bus stops on Woolwich Manor Way The A13, A406 and M11 are all within a few minutes drive. London City Airport and Gallion's Reach shopping park are also situated close by.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	