

54/56 Barking Road
East Ham, London E6 3BP
Telephone: (020) 8472 4422
Property Management: (020) 8471 4224
Fax: (020) 8471 5052
E-mail: eastham@mcdowalls.com
Website: www.mcdowalls.com

182 High Road, Loughton, IG10 1DN



£890

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McDowalls are pleased to offer this one bedroom, 1st floor, unfurnished flat. The property is central heated and double glazed throughout. The property is close to all local shops and only a short walk to Central line station.

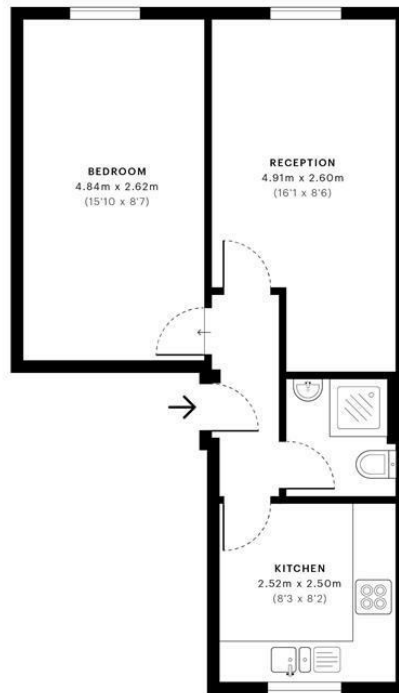
THIS PROPERTY IS A MUST SEE

UNFURNISHED

Council Tax - Band C - £1343pa

EPC - C

	High Road, IG10	GROSS INTERNAL AREA 37.1 Sqm / 399.3 Sqft
<small>CAPTURE DATE</small> 10/01/2020	<small>LASER SCAN POINTS</small> 19,946,030	



— First Floor

 GROSS INTERNAL AREA (GIA) The footprint of the property. 37.1 Sqm / 399.3 Sqft	 NET INTERNAL AREA (NIA) Excludes walls and external features, includes washrooms, restricted head. 35.2 Sqm / 379.0 Sqft	 EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.0 Sqm / 0.0 Sqft	 RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.0 Sqm / 0.0 Sqft
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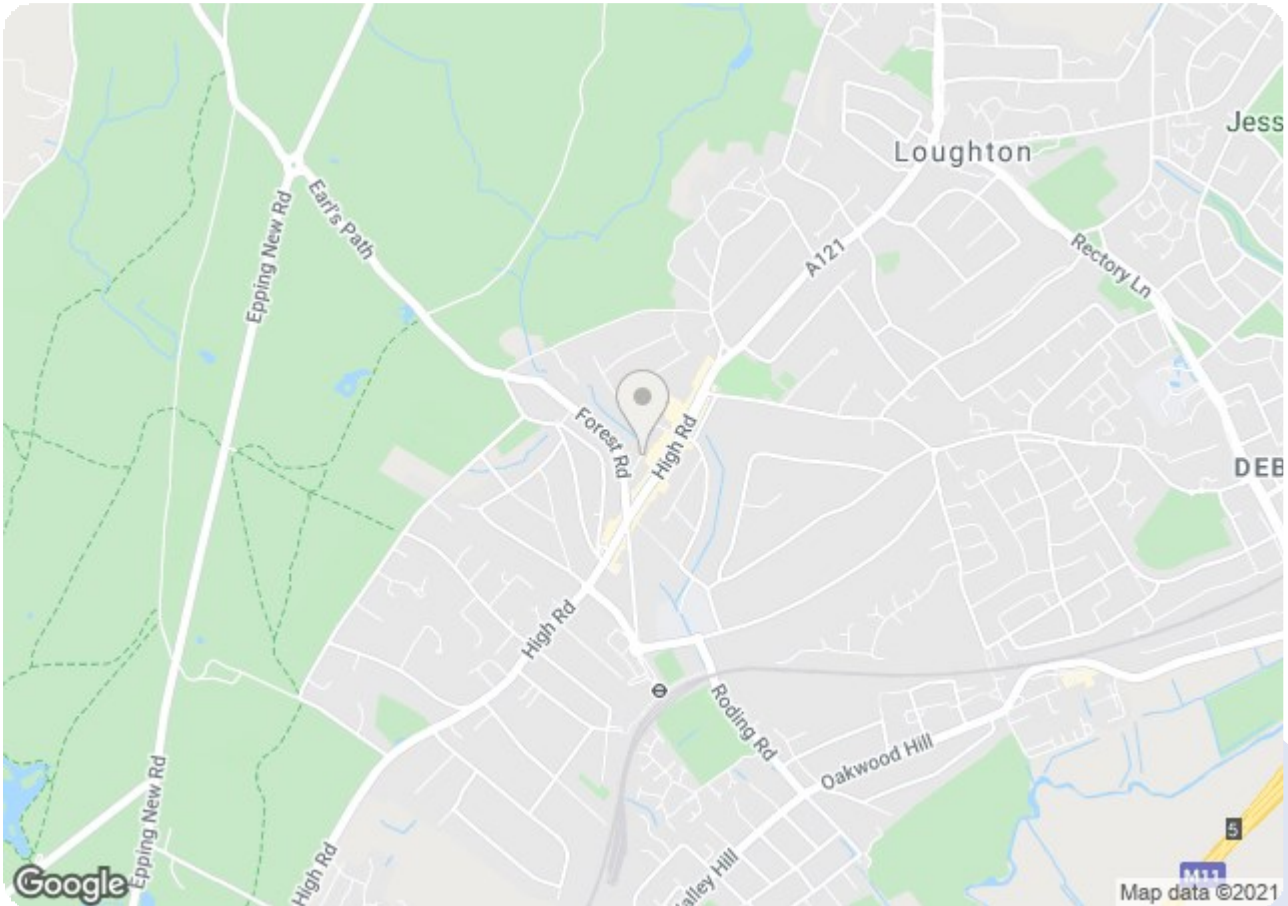
Spec floor plans are produced in accordance with the Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and are excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 2B RESIDENTIAL
37.3 Sqm / 401.0 Sqft
IPMS 3C RESIDENTIAL
35.4 Sqm / 380.6 Sqft

SPEC ID
5e15eda99cd8580c6e642504



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

