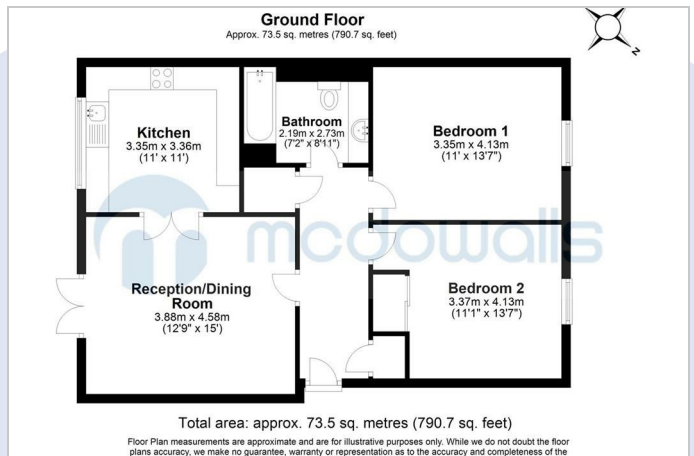


54/56 Barking Road
East Ham, London E6 3BP
Telephone: (020) 8472 4422
Property Management: (020) 8471 4224
Fax: (020) 8471 5052
E-mail: eastham@mcdowalls.com
Website: www.mcdowalls.com

Flat 1 Peverel, London, E6 6WZ



Offers in excess of £280,000

Flat 1 Peveler, London, E6 6WZ

*** GROUND FLOOR FLAT ***

McDowalls are pleased to offer to the market a nice 2 bedroom ground floor flat in a popular area of Beckton (E6). Situated just off the Woolwich Manor Way & a stones throw from New Beckton Park the property is ideally located for a busy modern lifestyle. Only being 4 minutes walk from Beckton's DLR station is a huge plus point & as a bonus the flat comes with 1 Allocated parking space.

The property comprises of 2 bedrooms, a reception, a large bathroom & fully fitted kitchen. A great property for home owners & investors alike.

LEASE - 189 YEARS FROM 1993 (162 Years Remaining)

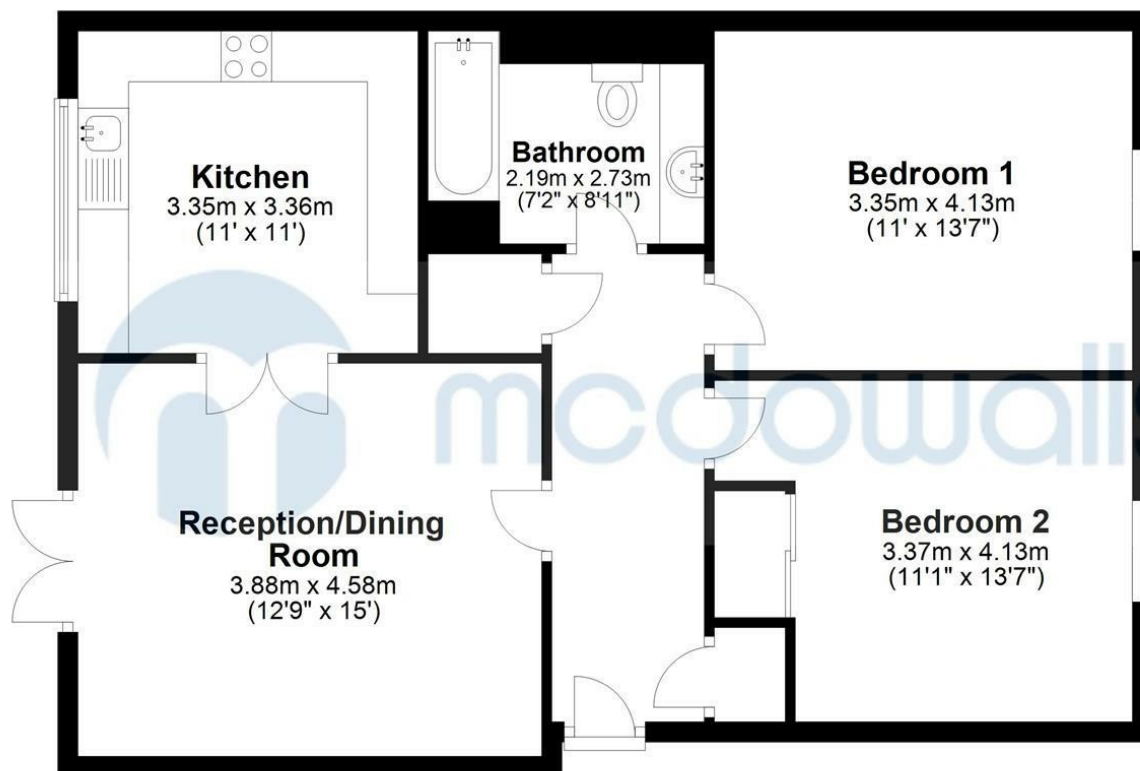
Council Tax - Band B - £1141pa
Service Charge - £2076pa
Ground Rent - £100pa
EPC - D (Expires 2031)

Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.

Ground Floor

Approx. 73.5 sq. metres (790.7 sq. feet)

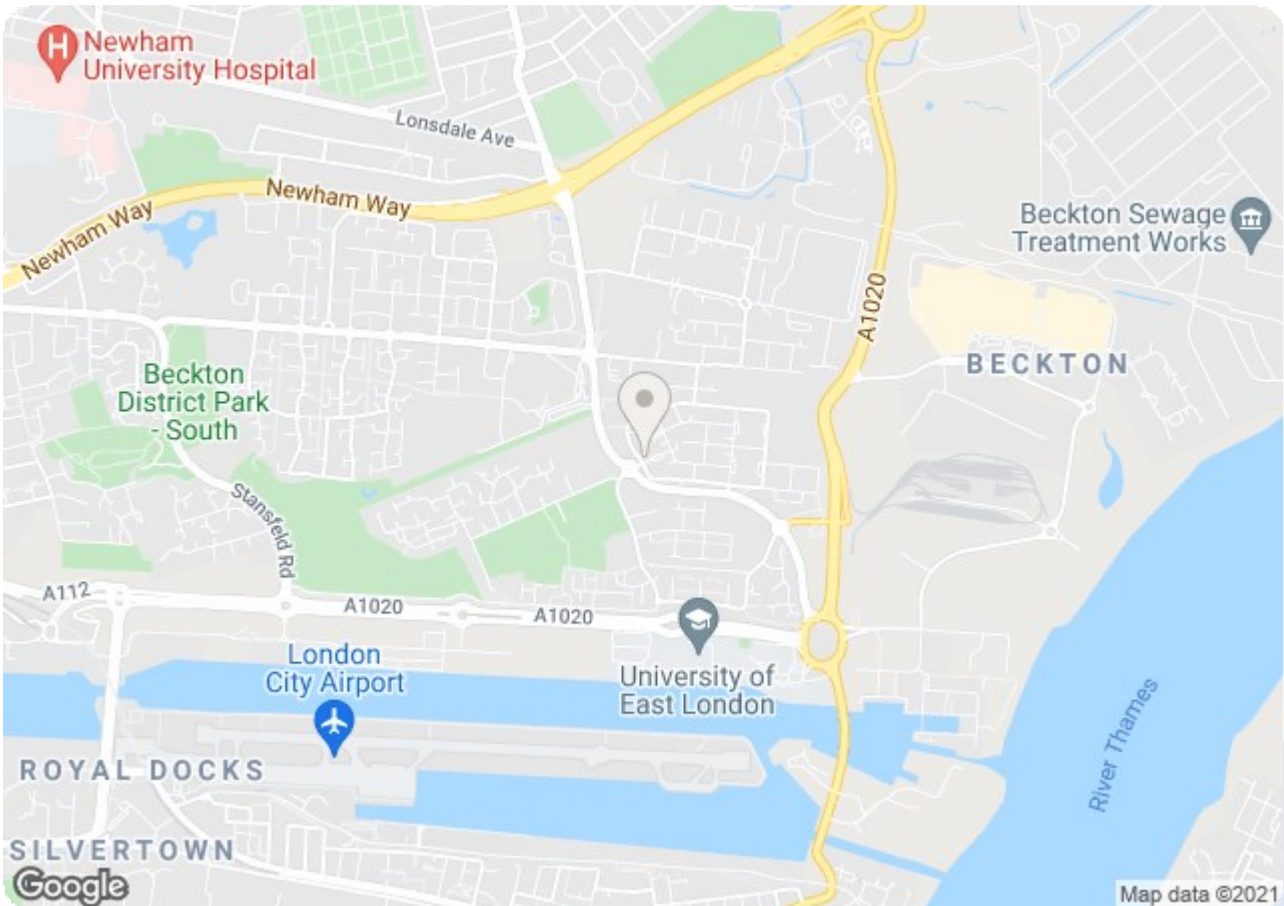



Total area: approx. 73.5 sq. metres (790.7 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	