

Broadgate House 727 Barking Road, London, E13 9ES



Offers in excess of £215,000

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*** GROUND FLOOR FLAT *** ** IDEAL PURCHASE FOR INVESTORS **

*** CHAIN FREE *** ** VACANT POSSESSION *** ** £245,000 ***

McDowalls are pleased to offer to the market a nice 2 bedroom ground floor flat in popular Broadgate House E13. Situated at the Barking Road end of Green Street you will be ideally located and within walking distance of local amenities including Upton Park Tube Station (3 mins walk).

The property comprises of 2 bedrooms & a reception with balcony. Both the kitchen & family bathroom have recently been refurbished to a good standard.

The property benefits from having a combi boiler providing gas central heating and as much hot water as you desire.

LEASE - 99 YEARS FROM 1984 (63 Years Remaining)

Council Tax - Band B - £1076pa

Service Charge - £1500pa

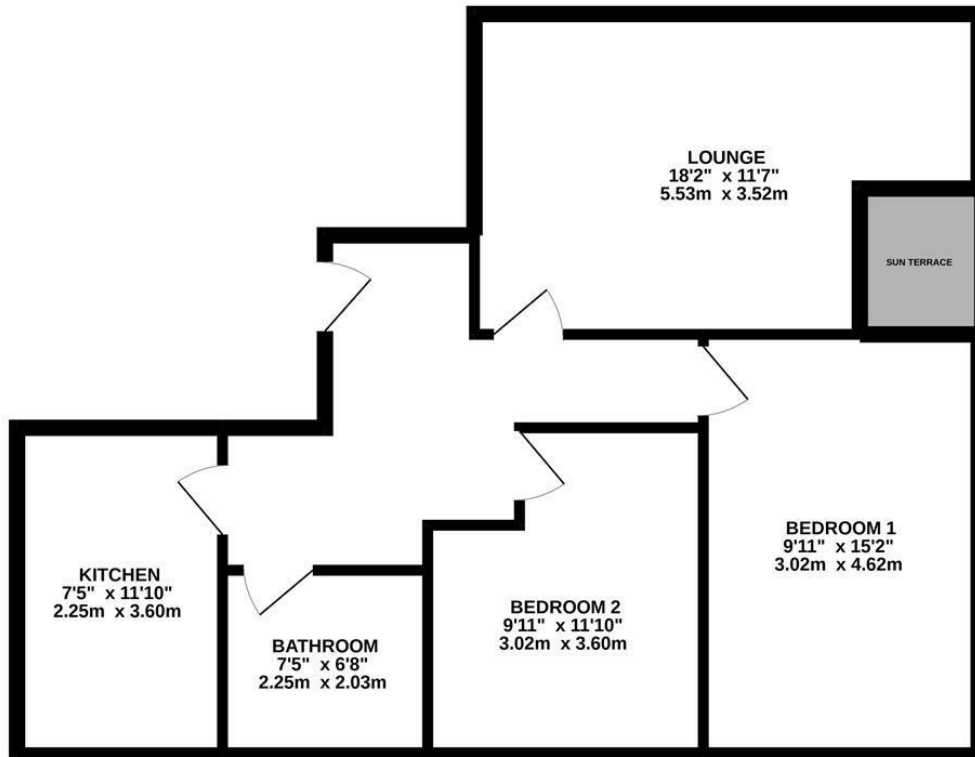
Ground Rent - £120pa

EPC - D (Expires Aug 2024)

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 694 sq.ft. (64.5 sq.m.) approx.



FLAT 2 BROADGATE HOUSE 727 BARKING ROAD E13 9ES

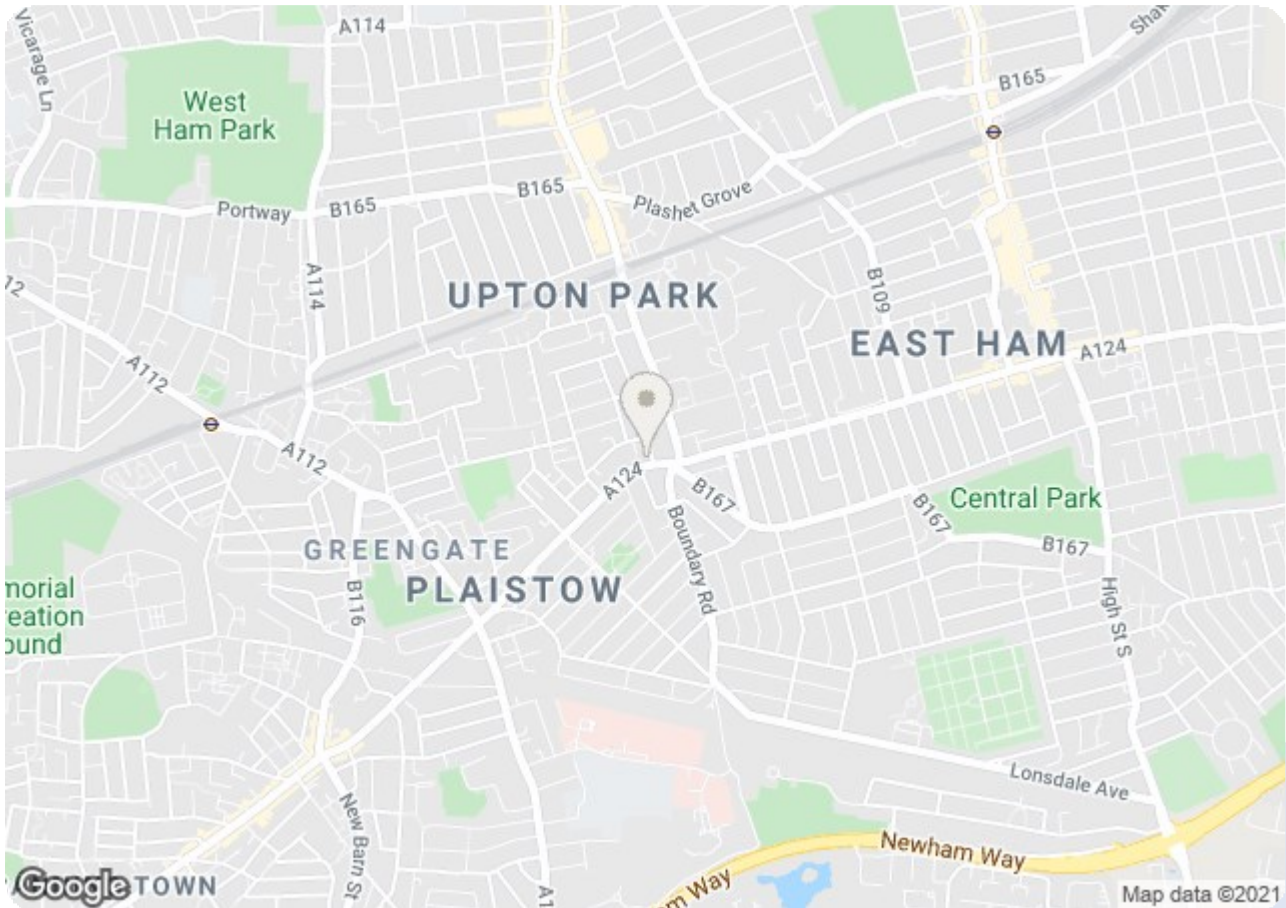
TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

