



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

 4  2  1  E

# Neville Road, Forest Gate, London, E7 9QU

## £2,800PCM - £3,000PCM



GUIDE PRICE £2,800PCM - £3,000PCM  
AVAILABLE 1st DECEMBER

THIS PROPERTY DOES NOT HAVE A HMO LICENCE AND IS NOT SUITABLE FOR SHARERS

This beautifully decorated property has two bright and airy reception rooms, a large kitchen diner, readily fitted with ample storage as well as white goods and a ground floor shower room.

Large private garden to the rear.

Upstairs you will find four good size bedrooms and a modern family bathroom.

the property is very well located for West Ham Park, West Ham Primary School, Elmhurst Primary School, St Bonaventure's Secondary School and St Angela's Ursuline Secondary School.

The property is also perfectly located for transport links to Upton Park, West Ham and Plaistow stations.

You will also be well located for many local shops and restaurants on the well renowned Green Street.

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345  
plaistow@hunters.com | www.hunters.com



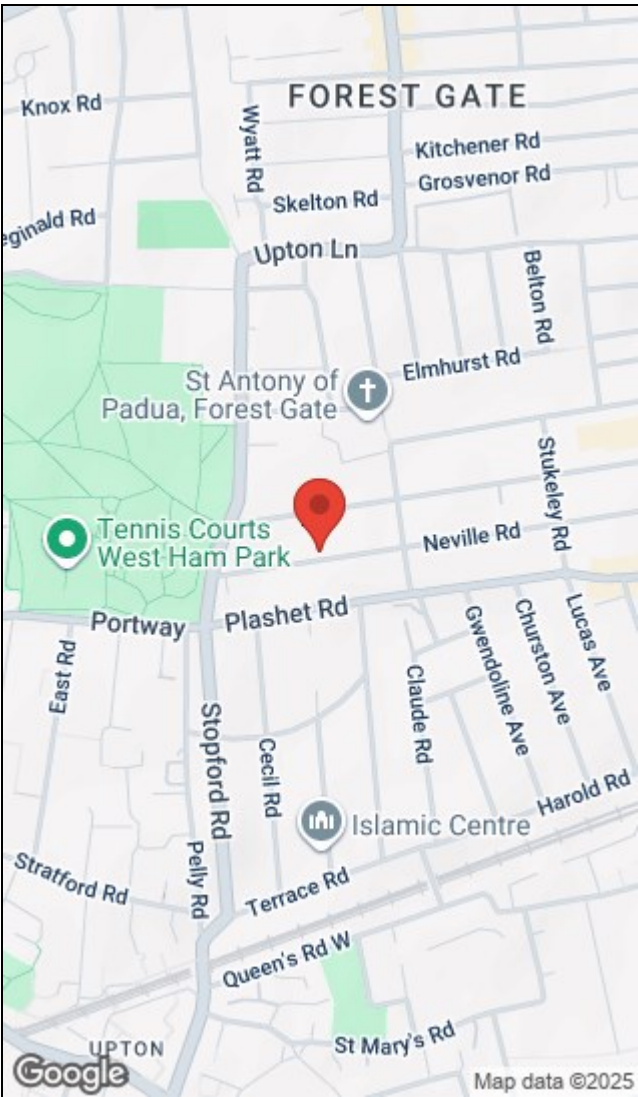
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## KEY FEATURES

- FOUR DOUBLE BEDROOM HOUSE
- REFURBISHED TO A VERY HIGH STANDARD
- TWO RECEPTIONS
- LARGE FITTED KITCHEN DINER
- MODERN BATHROOM AND ADDITIONAL SHOWER ROOM
- PRIVATE GARDEN TO THE REAR
- GAS CENTRAL HEATING







| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                             |         | 74        |                                                                 | 67      |           |
|                                             |         | 51        |                                                                 | 43      |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |

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