

141 Field Road, London, E7 9DH



Offers in excess of £500,000

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141 Field Road (E7) - Chain Free - Freehold - OIEO £500,000

This charming 2/3-bedroom house lies in the heart of Forest Gate and under 20 minutes walk from Maryland tube station. As a former rental property, it does require a level of modernisation.

With potentially 3 bedrooms (1 currently laid out as a kitchen) on the 1st floor and a large kitchen diner to the rear it offers the perfect blend of comfort and convenience for modern living. The property benefits from a private garden to the rear mainly laid to slabs which will be ideal for outdoor activities and relaxation.

Whether you're an investor, a first-time buyer or looking for a new family home, this property on Field Road offers a great opportunity to settle in a desirable and well-connected London neighbourhood.

The property also has 14 photovoltaic solar panels installed on the roof space, Double Glazed Windows & Gas Central Heating.

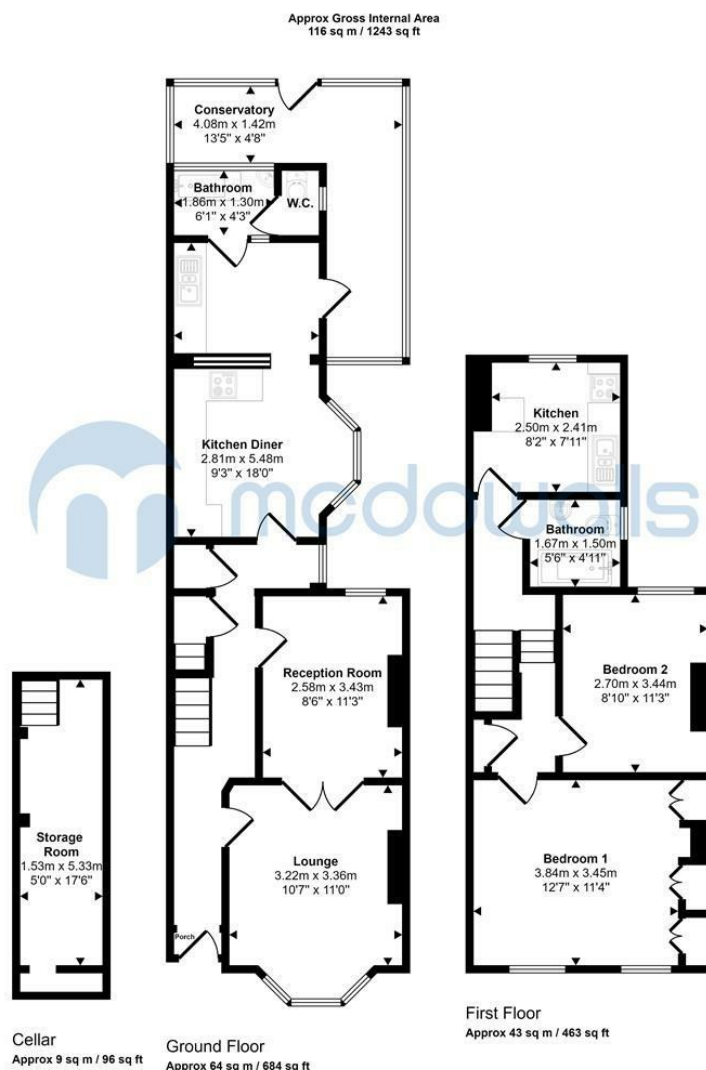
NB - Due to the unique nature of this property we advise all potential buyers to consult with their lenders prior to arranging a viewing slot.

1st to view will fall in love! Viewings by appointment only

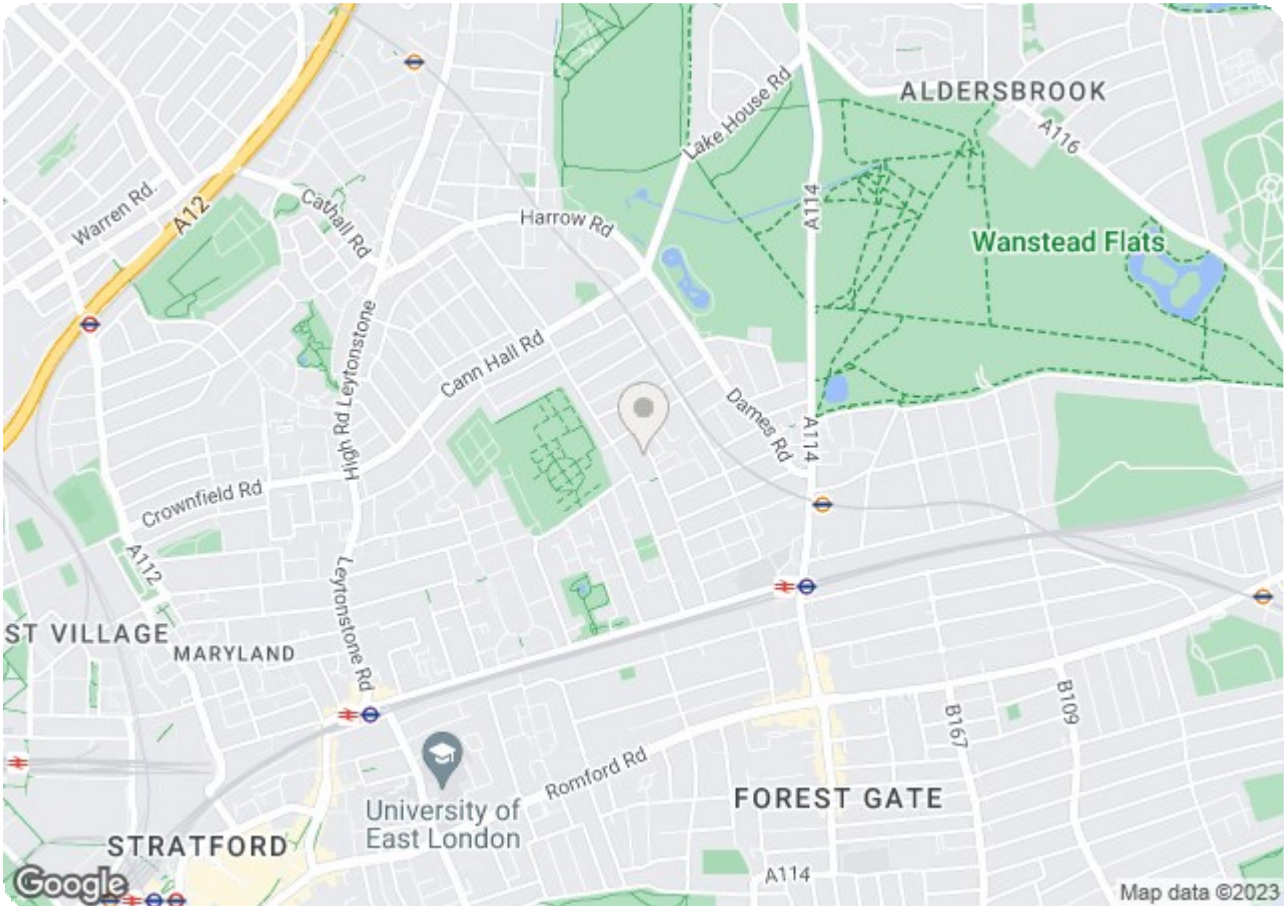
Tenure - Freehold


EPC - Band D


Council Tax - Band C (£1450pa)



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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 |  |

