

**42 Kingsland Road, London, E13 9PA**



**Asking price £380,000**

# 42 Kingsland Road, London, E13 9PA

\*\*\* FREEHOLD \*\*\* \*\* CHAIN FREE \*\*\*

McDowalls are pleased to present to the market this family home in the New City Estate area of Plaistow / East Ham. Property features a through lounge, a low maintenance garden area to the rear, 2 double bedrooms & a downstairs bathroom. Heated throughout with a storage system.

Within walking distance, you will find not only Brampton Park School, the busy Barking Rd and the FAMOUS Green Street home to plenty of shops & restaurants. Upton Park tube station is inside of 15 mins walk (or 5 minutes on the bus) from Kingsland Rd.

The property offers excellent potential for further development after relevant planning approval is sought by the new owner.

NB - The property has no mains gas connection.

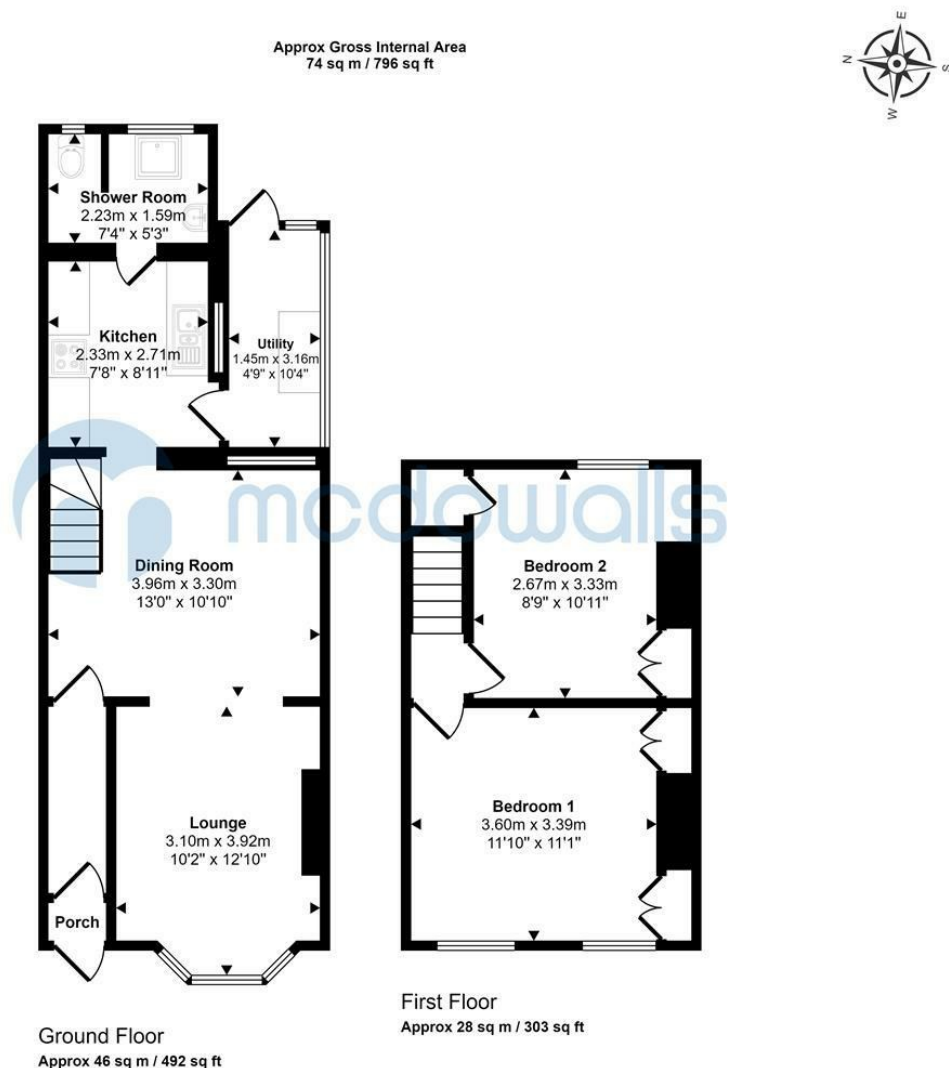
Viewing through appointment only!

Council Tax - Band C (£1550 pa)

EPC - E

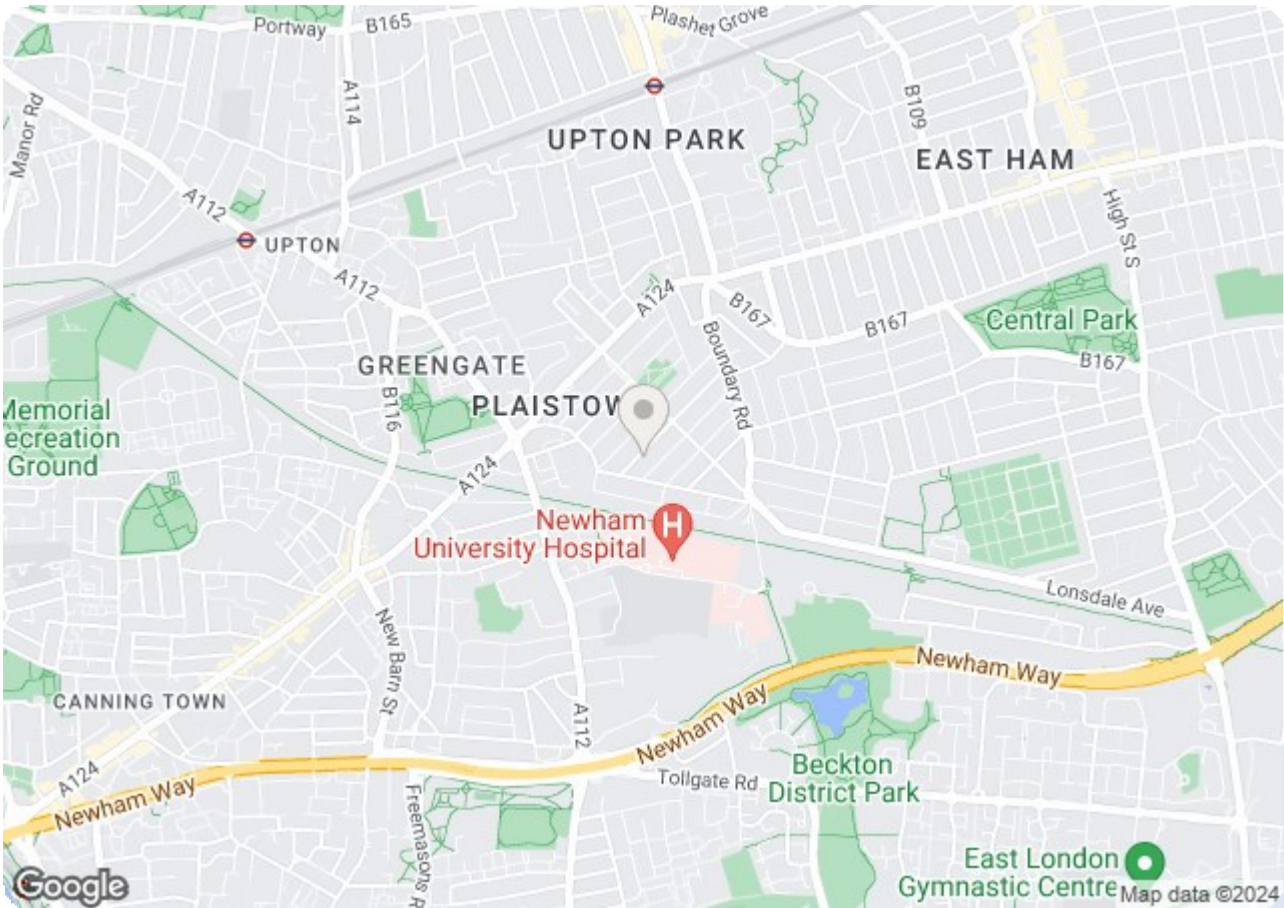
## Important Note

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.





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

