

9 Hollington Road, London, E6 3QN



Offers in excess of £375,000

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*** FREEHOLD *** CHAIN FREE *** GUIDE PRICE £415,000 ***

McDowalls are pleased to present for the first time in over 70 years a fantastic opportunity to own a spacious beautifully presented 2 bedroom mid-terraced house on the popular Hollington Road, East Ham. Less than 1 mile from East Ham tube station the property boasts a wealth of living space with an ample garden to the rear. Hollington Road is located on the Central Park Estate just off High Street South & thus within only a few minutes walk you will be in the 25 acre green space 'Central Park' which opened nearly 130 years ago and is extremely popular with the locals especially families.

On the ground floor you will enjoy a through lounge/dining area, kitchen zone and the family bathroom. The kitchen leads directly into the well maintained sunny garden space. The first floor features two spacious double bedrooms.

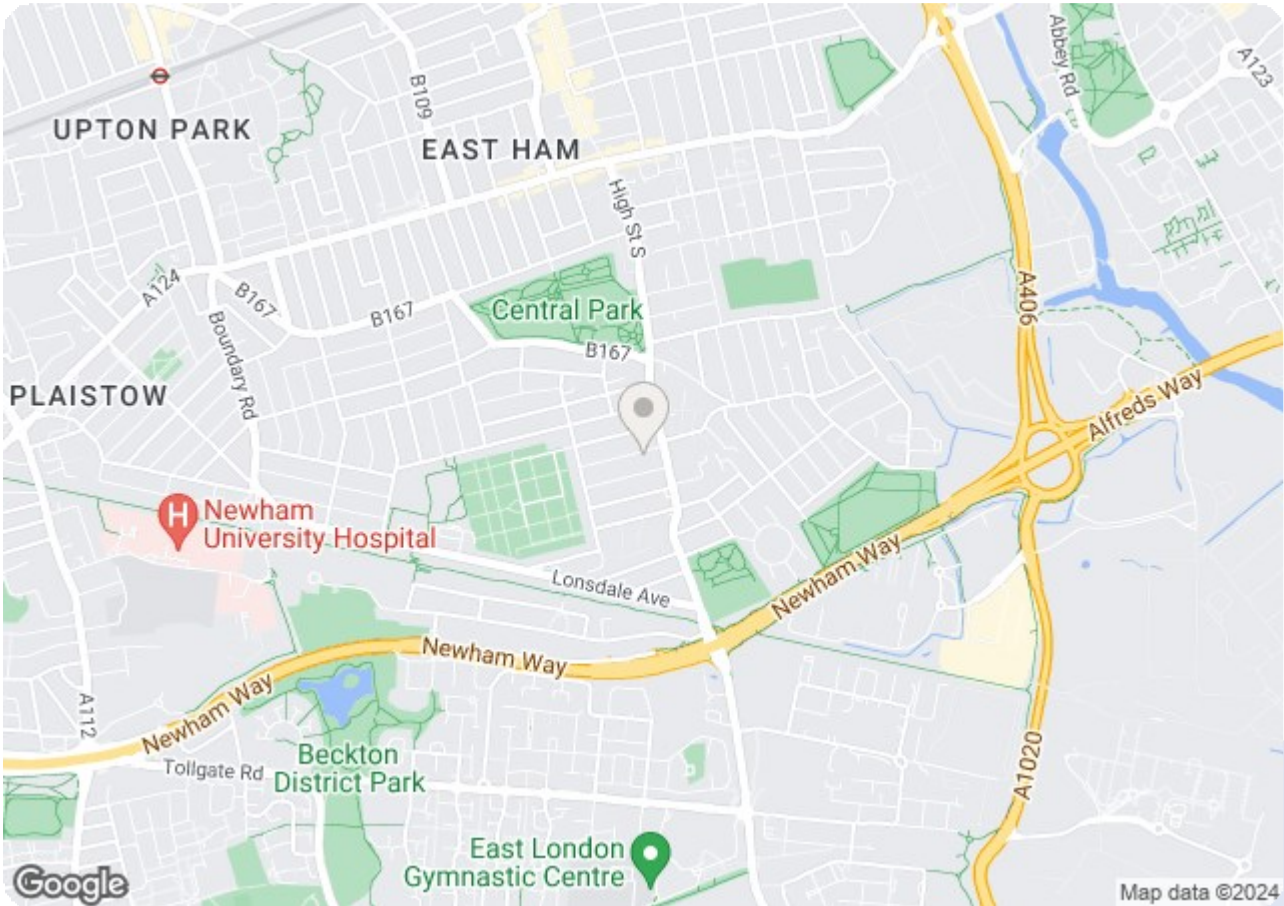
1st to view will fall in love! Viewings by appointment only


Tenure - Freehold
EPC - Band D
Council - Newham
Council Tax - Band C (£1533pa)

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.

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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	66	
(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	