

## 36 Crofton Road, London, E13 8QS



**£2,400 Per month**

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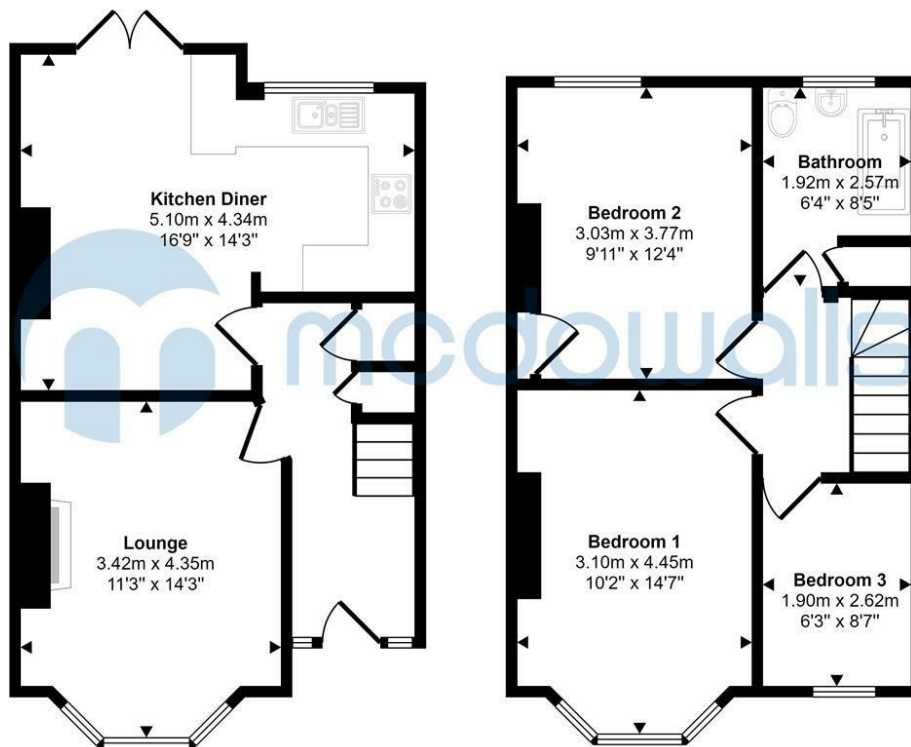
McDowalls are pleased to offer this three bedroom End of Terrace property just off Prince Regent Lane. The property has been recently redecorated and features a Kitchen/Diner with Patio doors to rear garden, two double and one single bedrooms. Viewings highly recommended!

EPC - D

COUNCIL TAX - Band C £1532.75

COUNCIL - London Borough of Newham

Approx Gross Internal Area  
82 sq m / 877 sq ft



Ground Floor

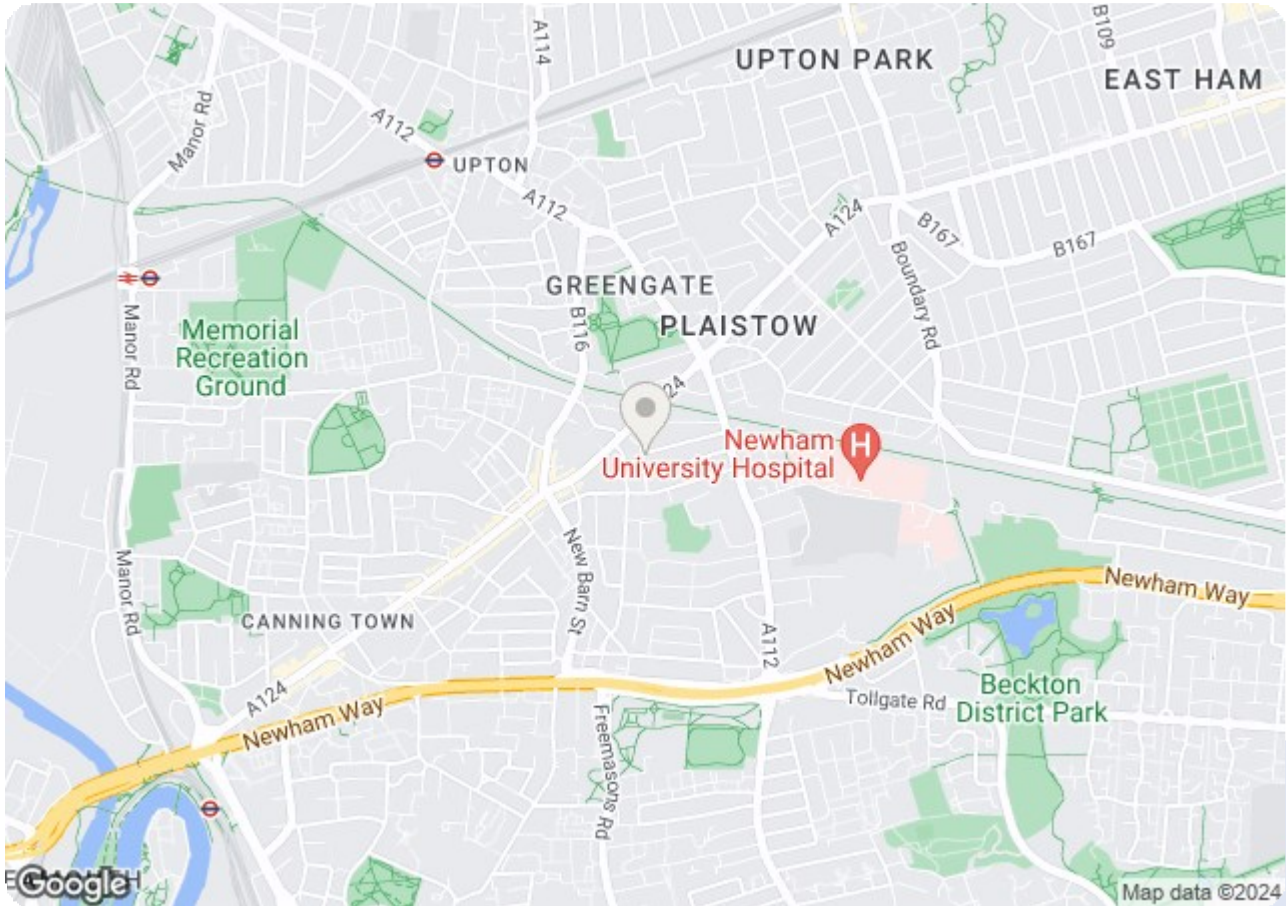
Approx 41 sq m / 438 sq ft


First Floor

Approx 41 sq m / 439 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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