

**220 Central Park Road, London, E6 3DL**



**Offers in the region of £750,000**

# 220 Central Park Road, London, E6 3DL

FREEHOLD

McDowalls are very pleased to present a stand out property on Central Park Rd in East Ham.

This double fronted 4/5 double bedroom 2 bathroom home is a definite standout property on this road that any owner will be proud to own. The property sits on a double plot & benefits from being double glazed & centrally heated. With required planning permissions further development opportunities are obvious.

Within walking distance you will find not only find great local schools and the FAMOUS Green Street home to plenty of shops & restaurants. Upton Park tube station is inside of 10 mins walk from Central Park Rd as is The Central Park, a large open space in East Ham popular with all who use it.

Great family home opportunity for all. Viewings a must - 1st to see will fall in love!

EPC - E

Council Tax - Band C - £1725pa

## Important Note

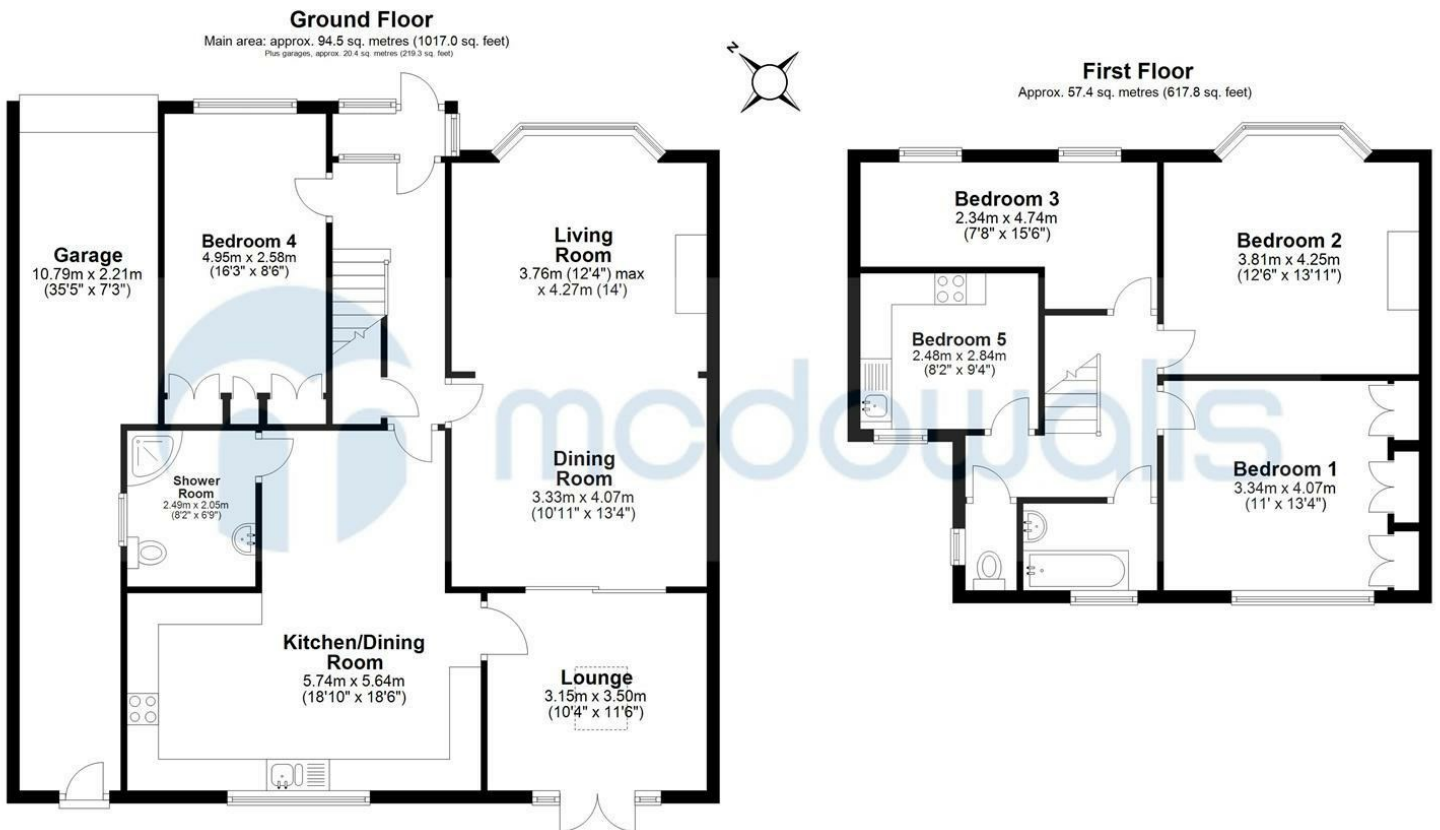
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.

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.



Main area: Approx. 151.9 sq. metres (1634.8 sq. feet)

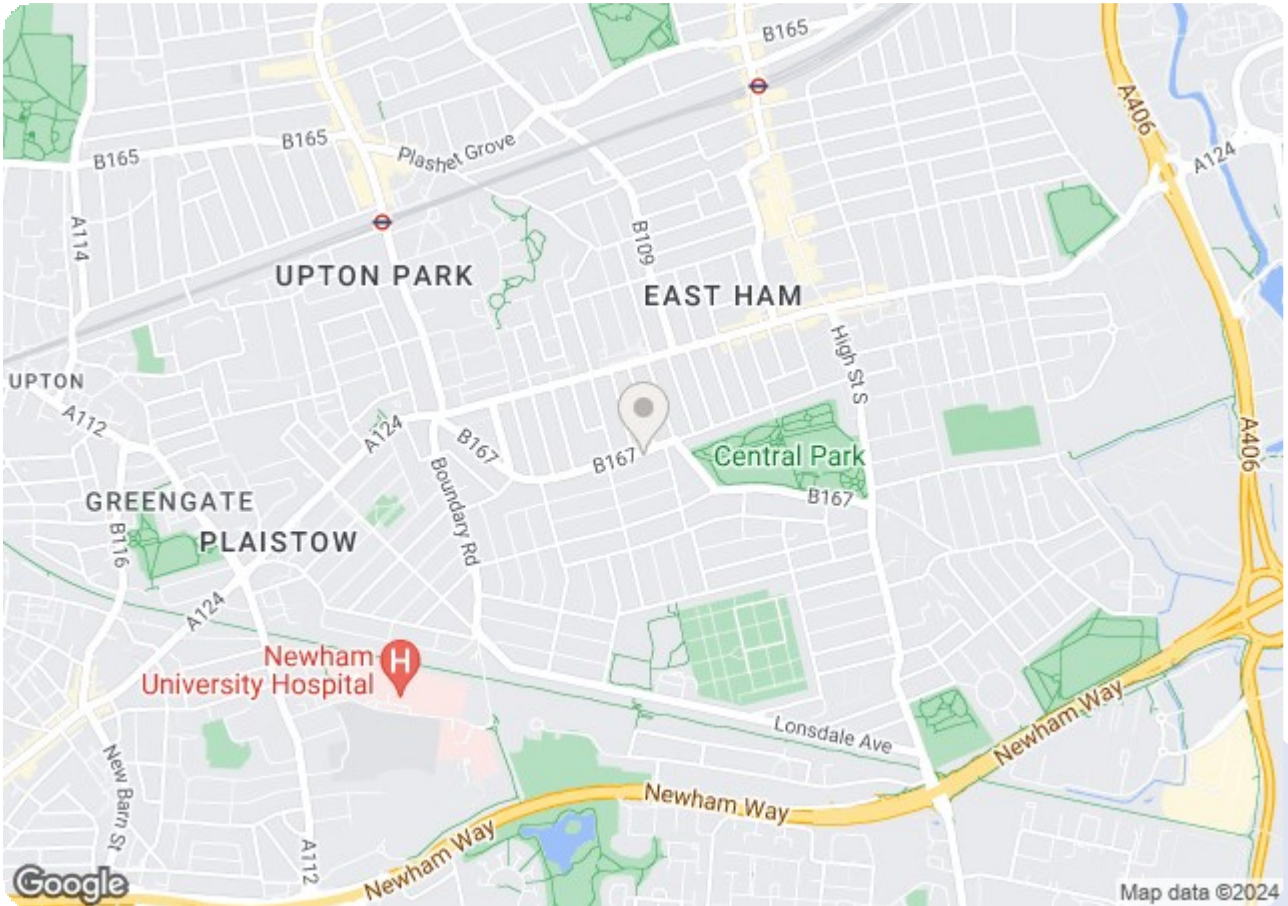
Plus garages, approx. 20.4 sq. metres (219.3 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.





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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>	49	67
(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	

