

**164a Harold Road, London, E13 0SE**



**Asking price £285,000**

# 164a Harold Road, London, E13 0SE

LEASEHOLD - CHAIN FREE

McDowalls are pleased to offer to the open market for the first time in over 50 years this newly refurbished one bedroom ground floor flat on Harold Rd. Located just a 10 minute walk away from Upton Park Station ( Direct links to Central London via District and Hammersmith & City Lines) this property is conveniently situated for all.

Property benefits from both a cellar & a nice garden area laid to grass.

Great investment property or 1st time purchase.

Lease - 199 Years

Ground Rent - £0

Service Charge - £0 (Insurance Only)

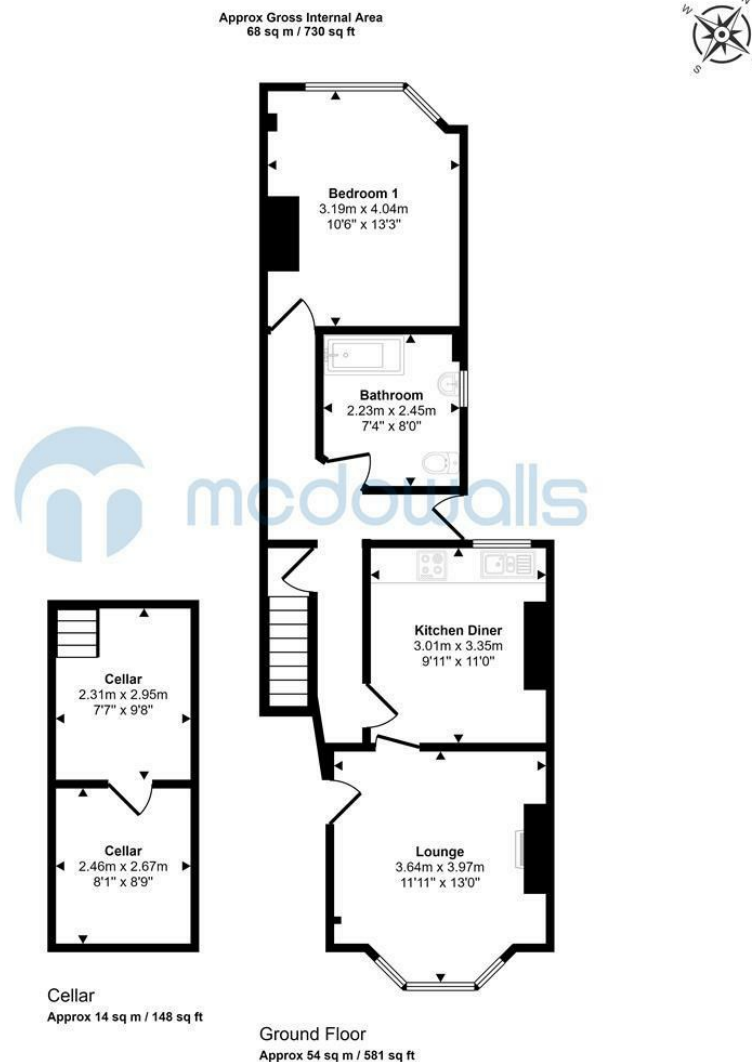
EPC - Band D (Expires June 2028)

Local Authority - London Borough of Newham

Council Tax - Band A (£1150pa)

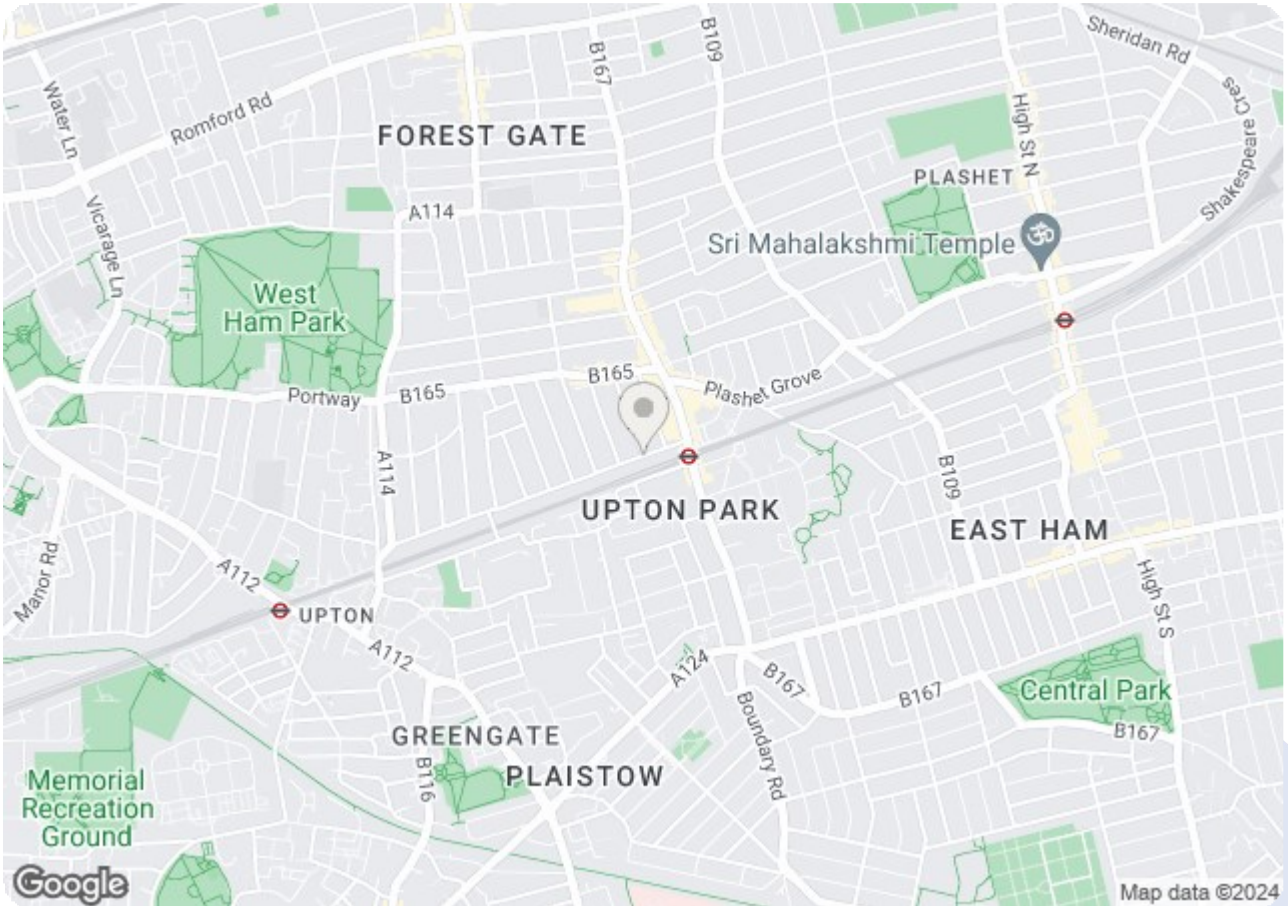
## Important Note

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>		
(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>61</b>	<b>74</b>
<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	

