

## 16 Yeoman Close, London, E6 6NN



**Asking price £275,000**

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16 Yeoman Close (E6 6NN)

McDowalls are pleased to present to the market a 2nd floor 2 double bedroom flat in a sought after residential development within walking distance of multiple DLR tube stations.

The flat benefits from gas central heating, is double glazed and has an allocated parking space.

Great transportation links with D.L.R station close by, access on to A13/A406, Gallions Reach shopping centre and Beckton triangle all in close proximity.

TENURE - Leasehold With Share Of Freehold

LEASE - Approx 993 Years Remaining (999 From January 2019)

GROUND RENT - £0

SERVICE CHARGE - Currently £140pcm

COUNCIL TAX - Band C - £1550pa

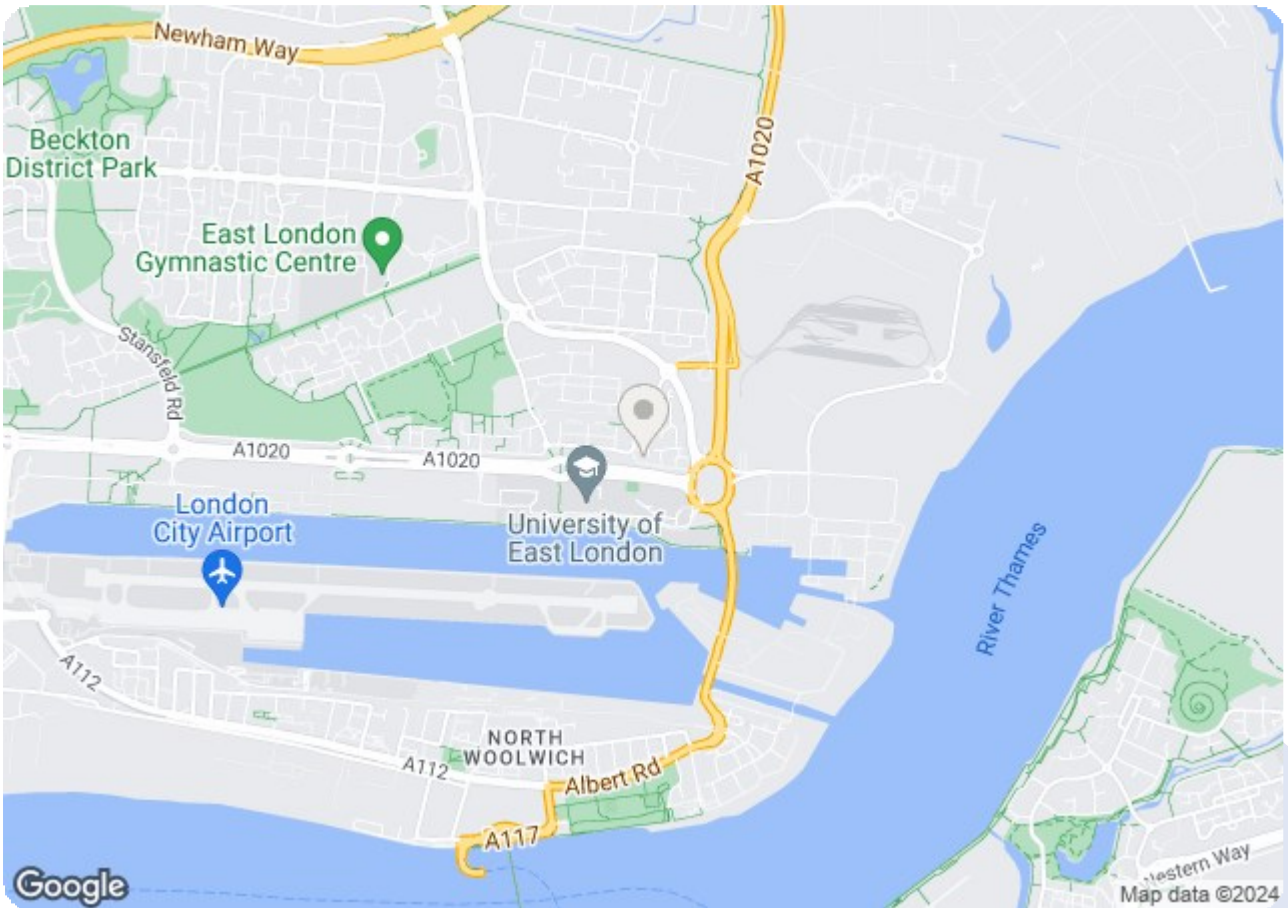
EPC - C (Expires June 2034)


\*\*\* NB - This building has no lift

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>76</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>		
(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	