

80 Barking Road, London, E6 3BP



Offers in excess of £500,000

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VIEWINGS HIGHLY RECOMMENDED!!!

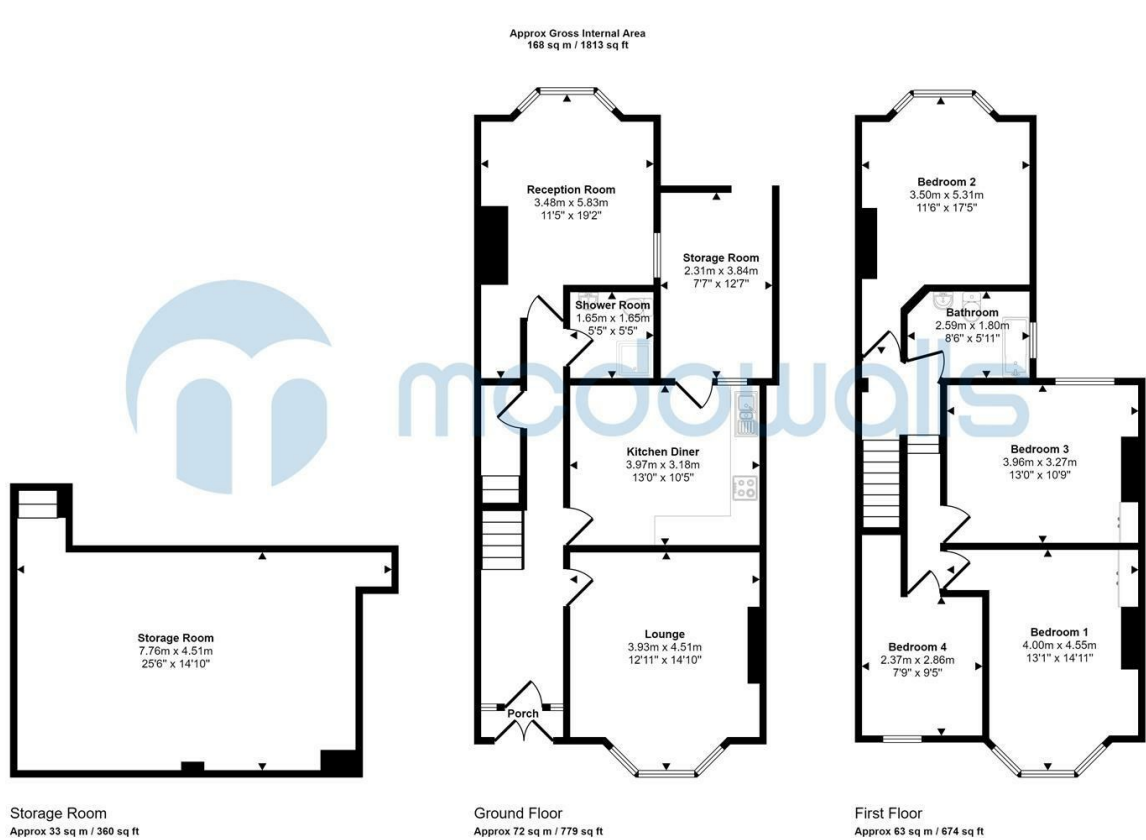
McDowalls are delighted to offer to the market the freehold of a four bedroom house (3 doubles & 1 single on the 1st floor), located on the popular Barking Rd, only moments away from Central Park and Green Street. Two reception rooms, a kitchen and a shower room are on the ground floor. The property also benefits from a large and useful basement area. Great potential lies in the garden areas front & back for green fingered buyers! The property holds the use class C3 and is sold with vacant possession.

Both East Ham and Upton Park Underground Stations (Hammersmith & City and District Lines) are a short distance away. The property provides a rare opportunity to purchase and develop into a great family home. The property does require a high level of modernization & is sold 'As Is' .

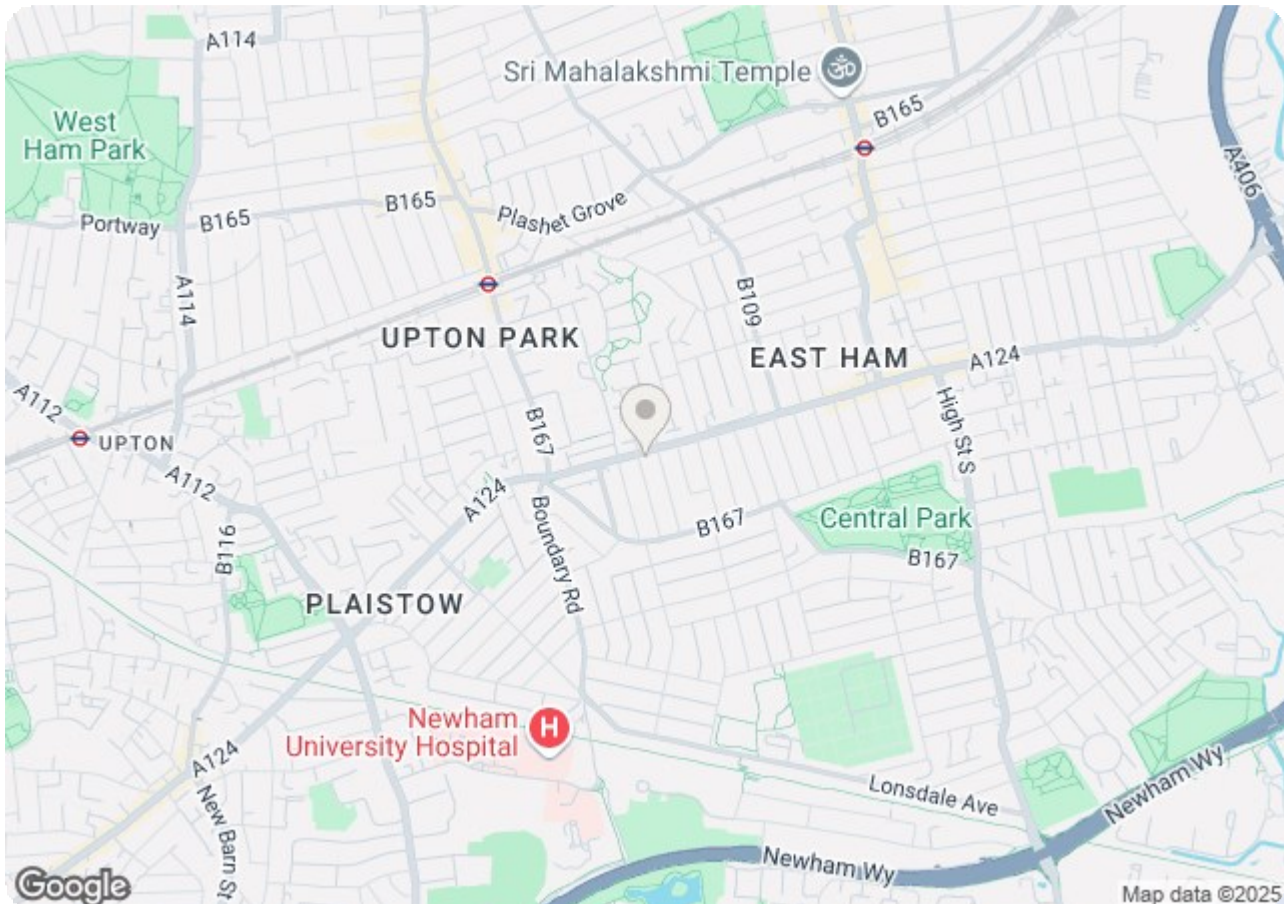
- TENURE - Freehold
- EPC - BAND E (Expires April 2026)
- LOCAL AUTHORITY - London Borough of Newham
- COUNCIL TAX - BAND D (£1900 pa)
- PARKING - On Street With Permit
- WATER - Mains
- GAS - Mains
- ELECTRIC - Mains

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 floorplan 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.



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(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	57	81
(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	

