

55A Selwyn Road, London, E13 0PY



Offers in excess of £299,500

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*** EARLY VIEWINGS RECOMMENEDED ***
*** LEASEHOLD ***

1st Floor Garden Flat

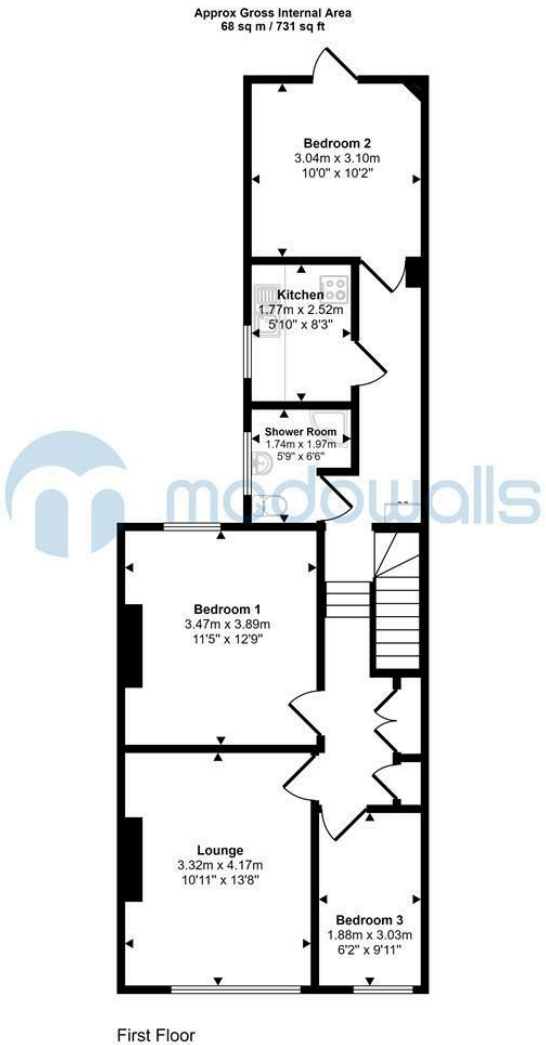
McDowalls are pleased to present to the market a cozy three bedroom flat, located on the first floor of a converted house. This vacant property benefits from two double bedrooms as well as a smaller single room... The hallway leading to the bedrooms, features a built in cupboard with three areas for storage. Continuing round the flat, presents a shower room, fitted kitchen as well as lounge / dining area at the back which leads on to the garden.

As of July 2023, the property has been fitted with a brand new roof.

Both Plaistow and Upton Park Underground Stations (Hammersmith & City, Circle and District Lines) are a short distance away. Round the corner from the ever popular Green Street for a variety of shopping needs.

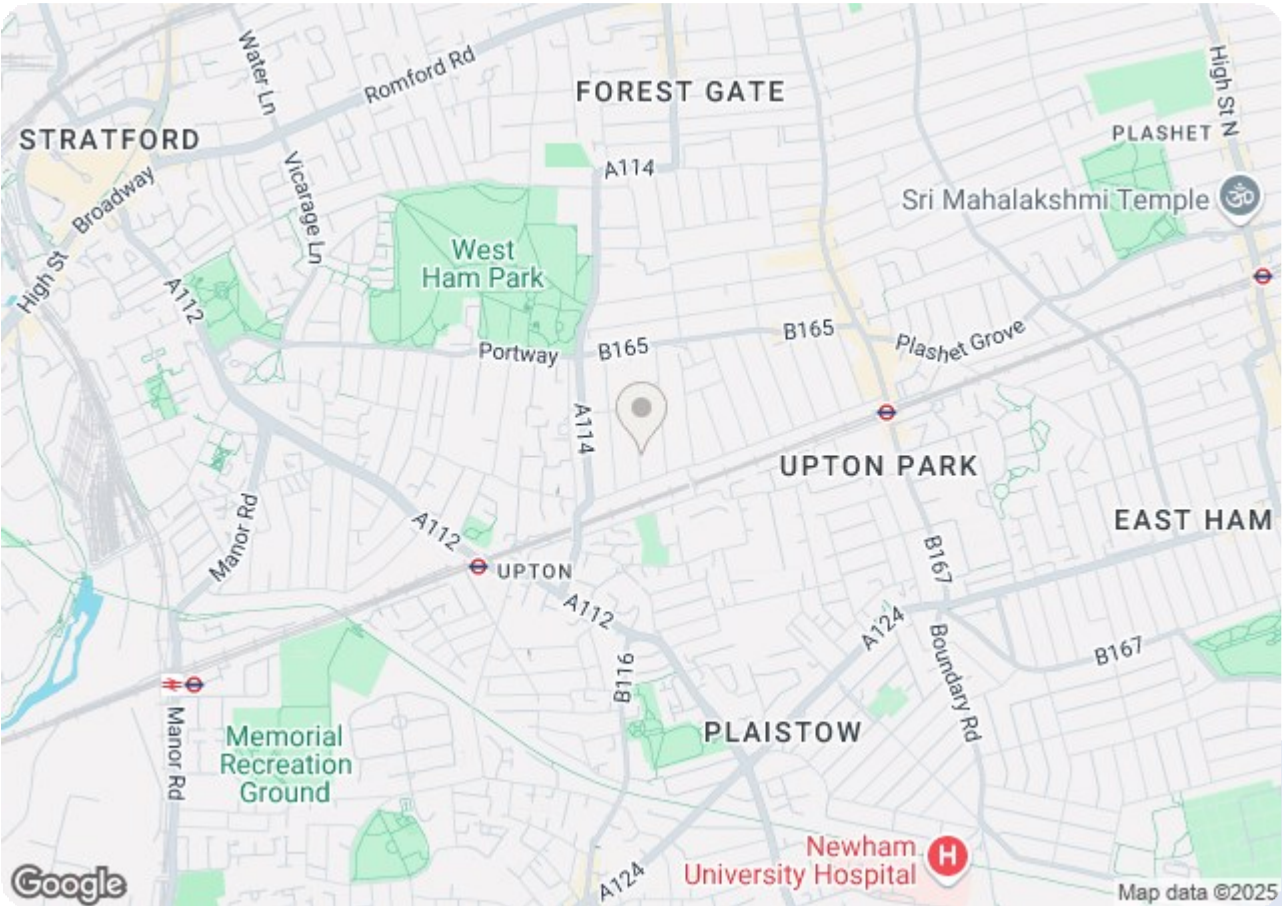
TENURE - Leasehold
LEASE - 84 Years Remaining (99 Years From 16th July 2010)

PARKING - Street Parking with Permit
LOCAL AUTHORITY - London Borough of Newham
COUNCIL TAX - Band B (£1443 pa)
EPC - Band C (Expires June 2033)
GAS - Mains (Card Meter)
ELECTRIC - Mains (Key Meter)
WATER - Mains (Metered Billing)
SERVICE CHARGE - Annual Insurance
GROUND RENT - £150pa



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
(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	

