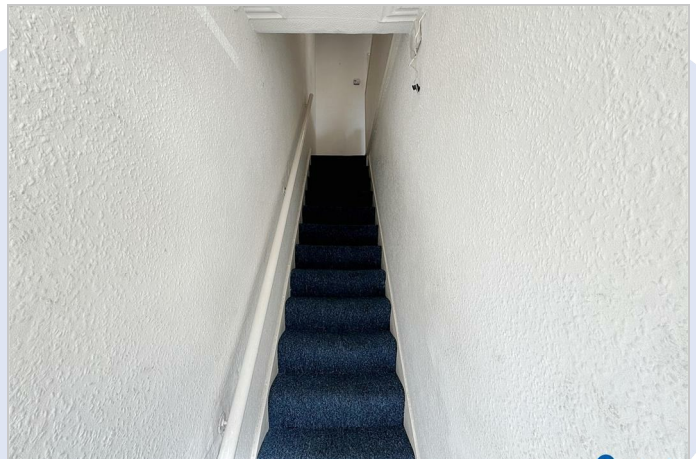


202 Wakefield Street, London, E6 1LQ



Offers in excess of £250,000

202 Wakefield Street, London, E6 1LQ

BRAND NEW 125 YEARS LEASE ** VACANT POSSESSION

McDowalls are proud to market for sale this 1st floor 2 Bedroom Garden Flat on Wakefield Street only 10 minutes walk from Upton Park Tube Station. The flat has just received a fresh lick of paint and is ready for the new buyer to move straight in! The garden area is paved and thus low maintenance. Loft / roof can be included within the new lease at a premium of £25,000

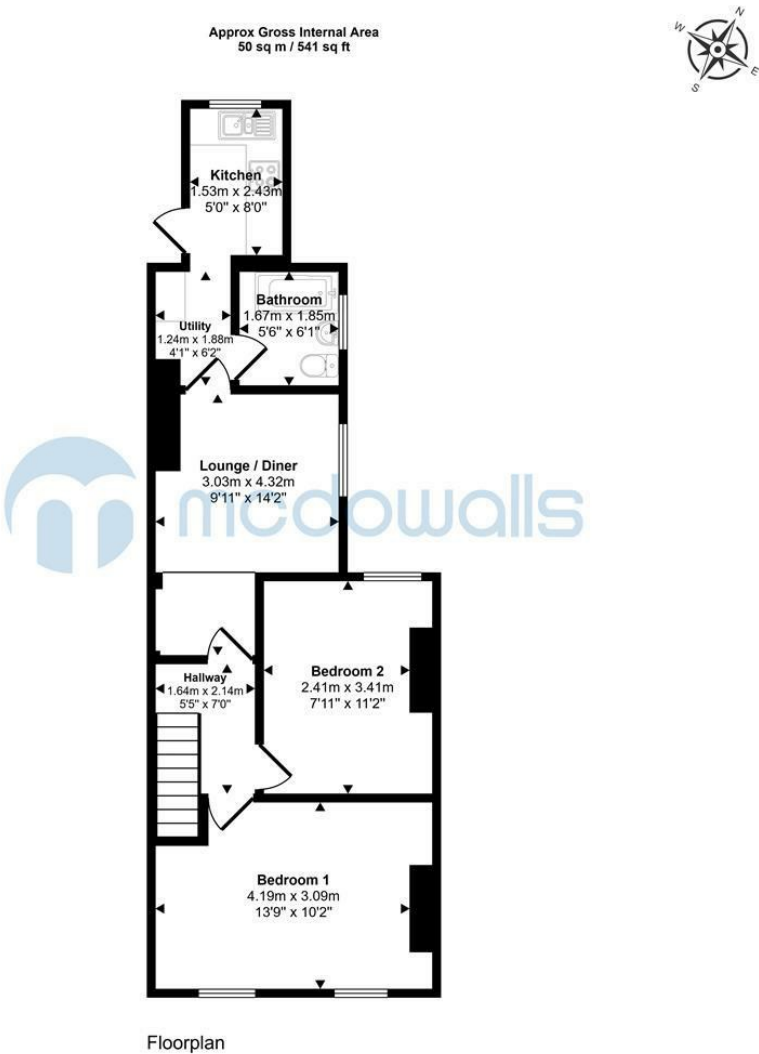
Great property for 1st time buyers and investors alike.

*** GUIDE PRICE £250,000 TO £275,000 ***

Water / Sewage - Mains
Gas - Mains
Electric - Mains

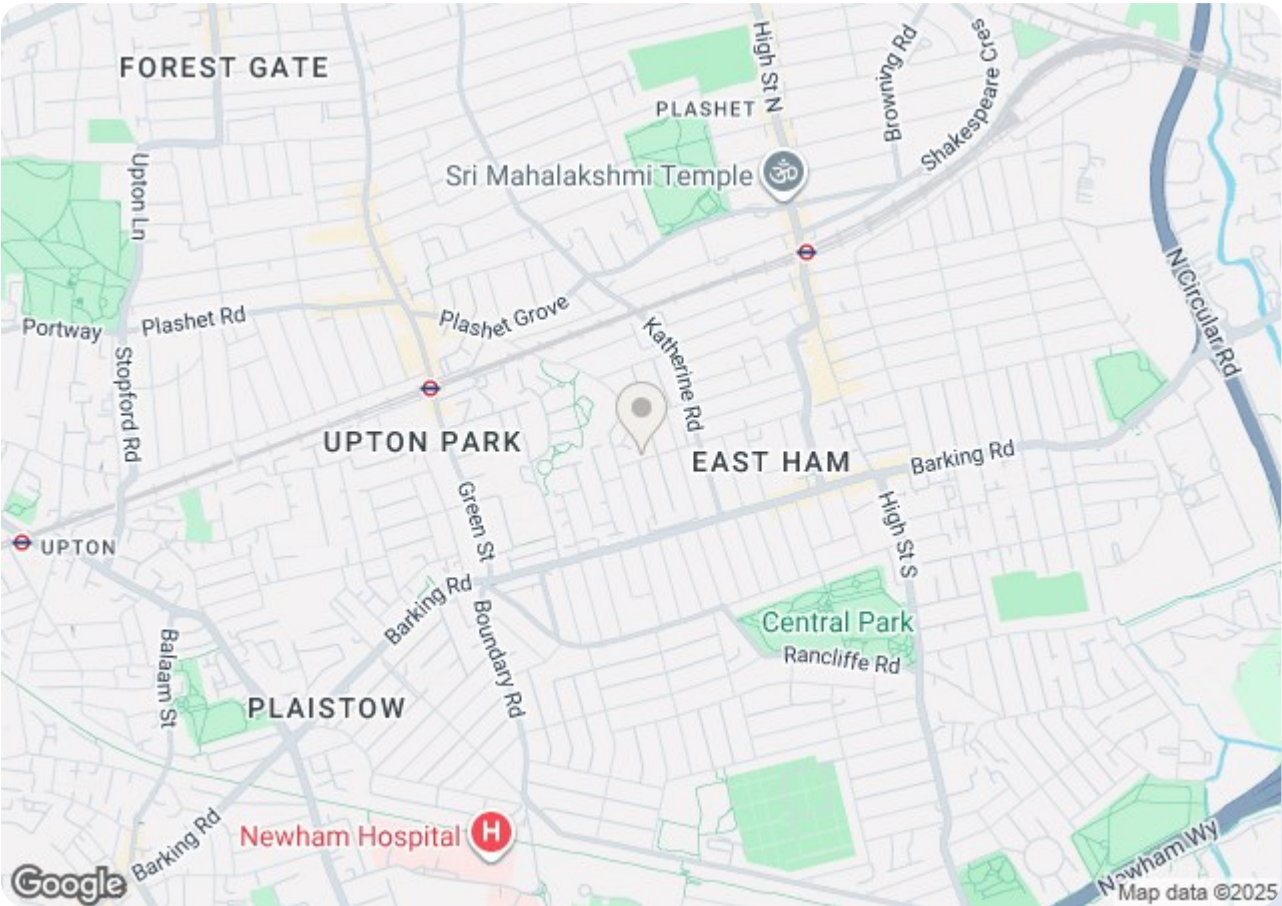
Tenure - Leasehold
Lease - 125 Years (Brand New Lease)
Ground Rent - £0
Service Charge - £0 (Annual Insurance Premium To Pay)
EPC - Band D
Council - LB of Newham
Council Tax - Band B (Approx £1500 pa)
Parking - On Street Requiring LBN Residents Permit

- 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.



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.

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) 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		
	62	
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	

