

## 104 Hollybush Street, London, E13 9EB



**Offers over £435,000**

# 104 Hollybush Street, London, E13 9EB

\*\*\* EARLY VIEWINGS RECOMMENEDED \*\*\*

Ideal for first-time buyers or investors

McDowalls are please to present to the market this two bedroom, two bathroom property situated in Plaistow.

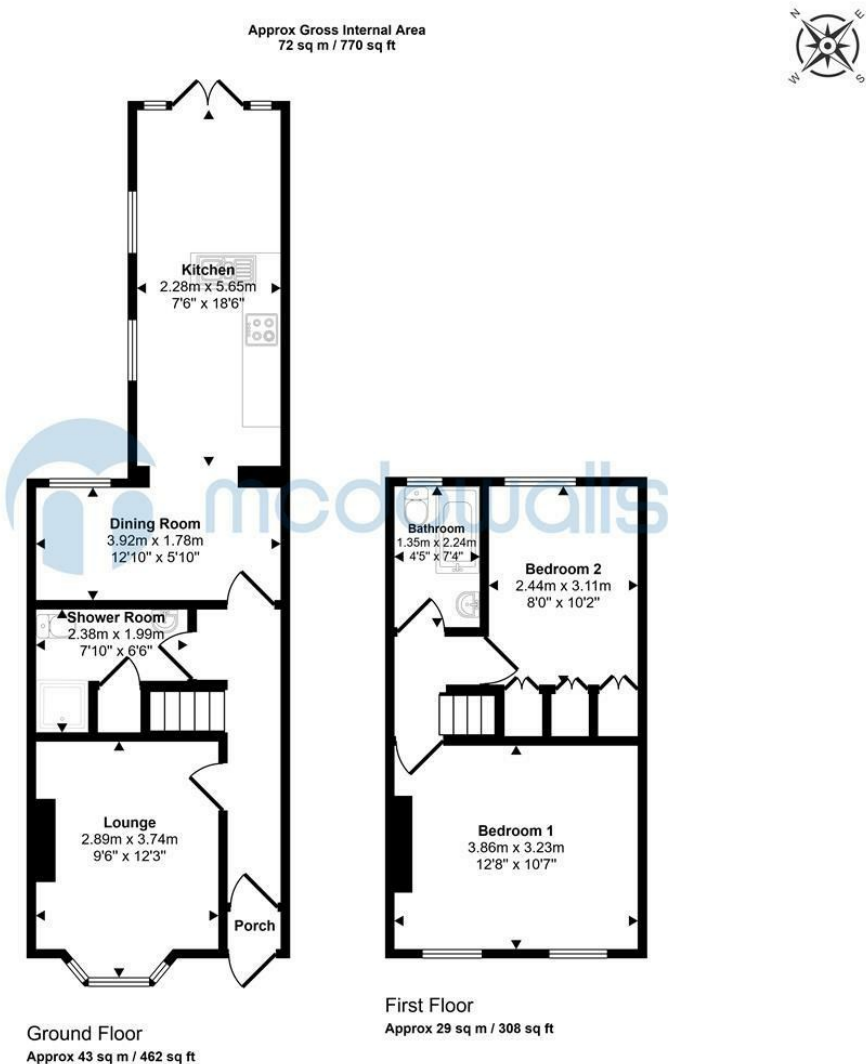
The home features a enclosed reception area, open plan fitted kitchen and dining room plus two double bedrooms. Furthermore includes, a shower room on the ground floor and a full family bathroom upstairs. The property also benefits from a rear extension and rooftop photovoltaic panels.

Located close to Plaistow and Upton Park stations, as well as Green Street and Newham Hospital, the property provides excellent transport links and access to shops, schools, and amenities.

TENURE - FREEHOLD  
PARKING - LBN Street Parking Permit Required  
LOCAL AUTHORITY - London Borough of Newham  
COUNCIL TAX - Band C (£1649 pa)  
EPC - Band B (Expires Jun 2033)  
WATER / SEWAGE - Mains

- 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.

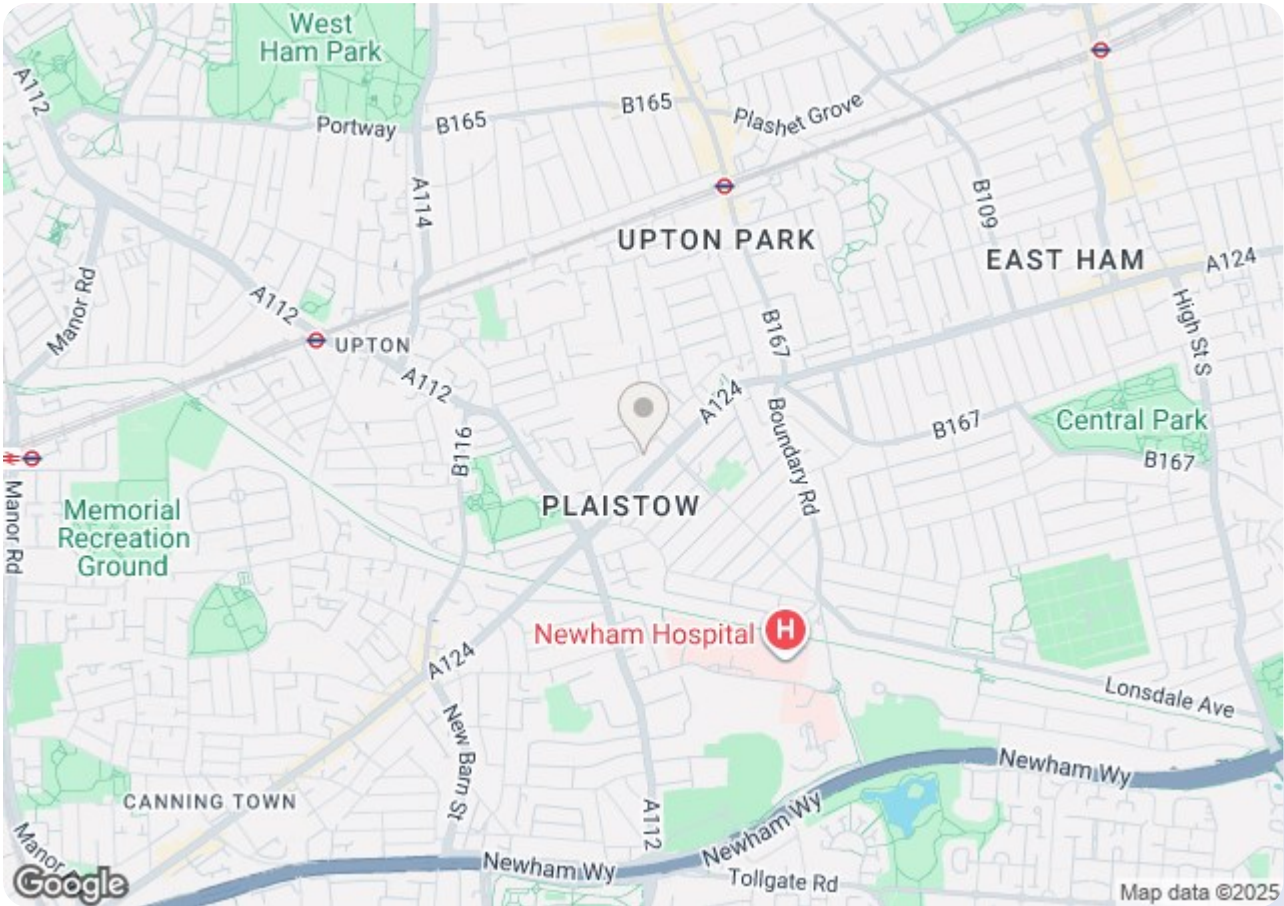
GAS - Mains  
ELECTRIC - Mains (Inc Photovoltaic Panels)



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) <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>England &amp; Wales</b>                  | EU Directive<br>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<br>2002/91/EC |  |

