

## 56 Tinto Road, London, E16 4BB



**£1,950 (from) PCM**

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

McDowalls are pleased to present a NEWLY REFURSBISHED 3 bedroom flat located in Canning Town.

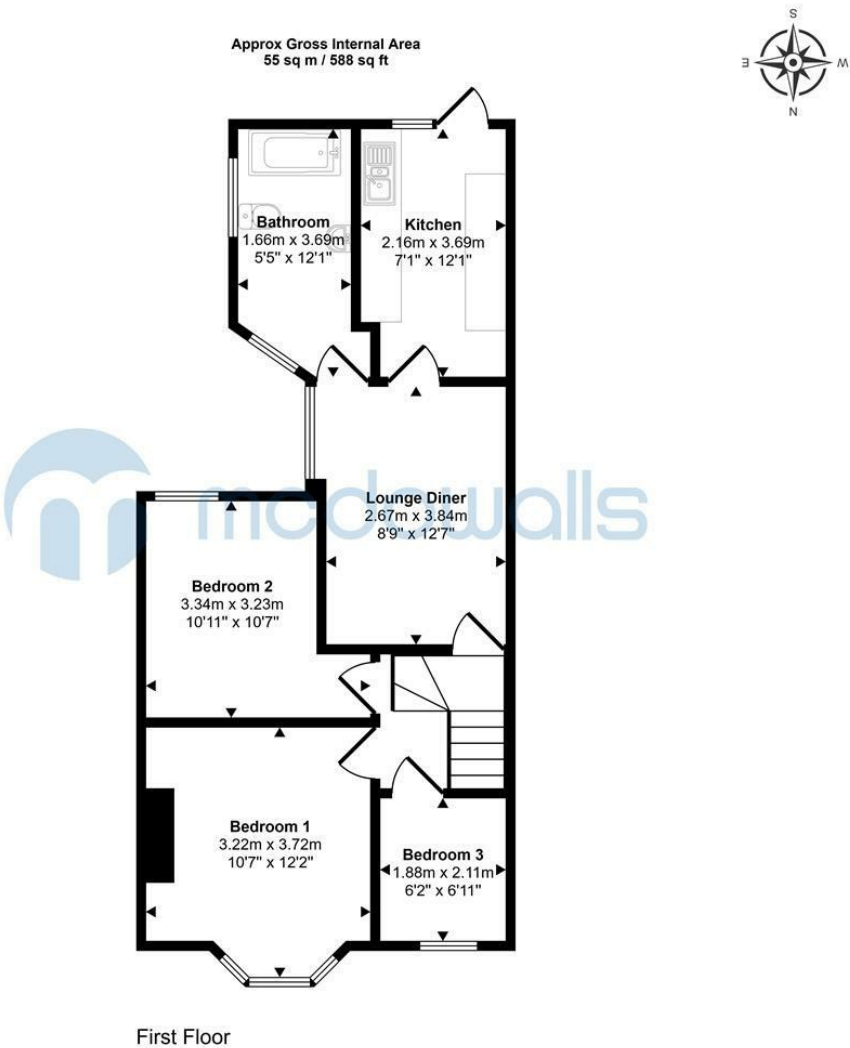
This three bedroom, first floor flat offers a newly modernized living space featuring two double bedrooms, one single room, a spacious bathroom with full size bath tub and access to garden.

The property is provided unfurnished or floor coverings. Giving tenants the opportunity to install their own flooring and furniture. In return, the landlord does not require a deposit.

The flat is situated in between a 20 minute walk to either Canning Town or Plaistow Station as well as being conveniently located off Barking Road with access to amenities close by such as local shops Newham Leisure Centre, schools and bus connections.

DEPOSIT - £0  
White Goods Included  
No Floor Coverings

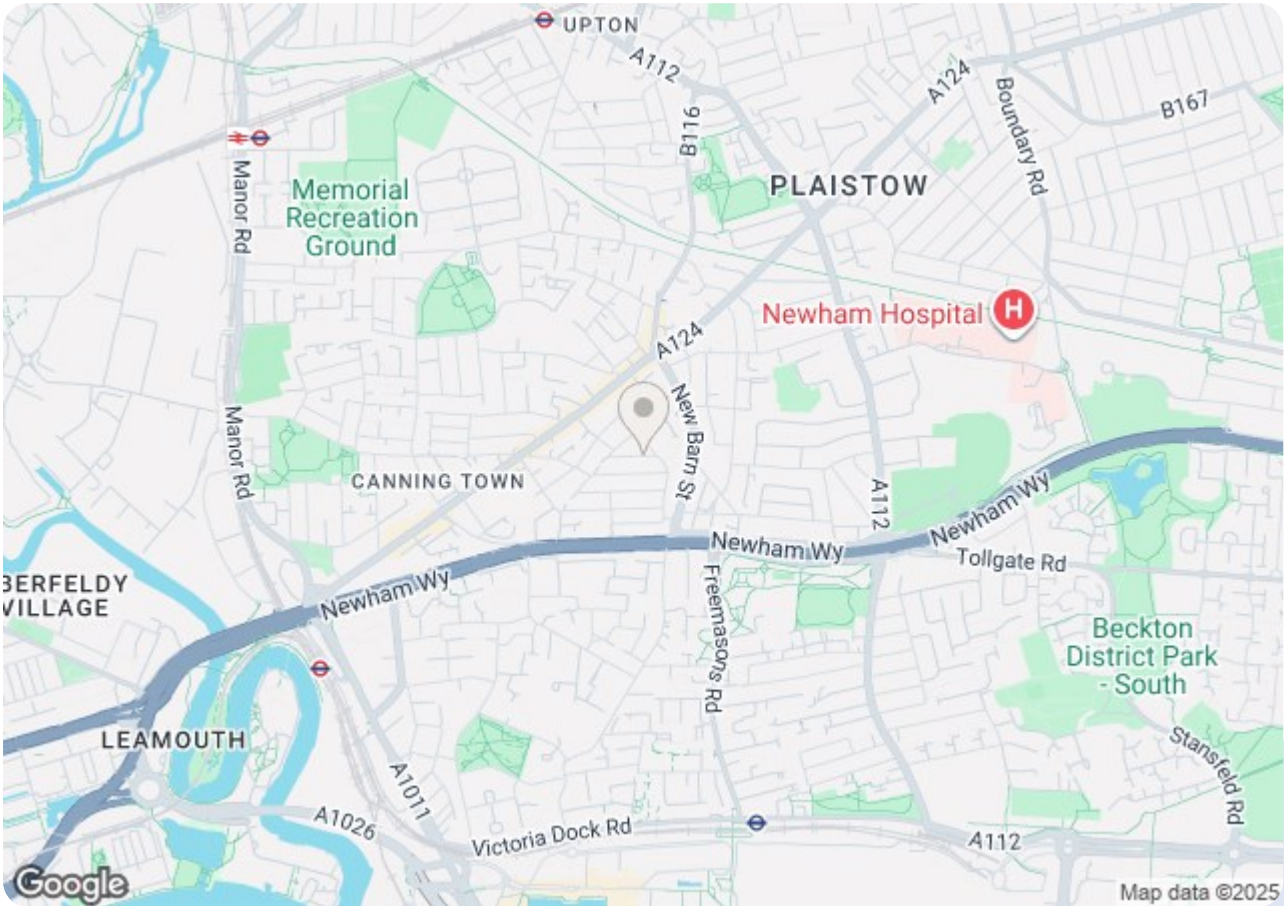
PARKING - LBN Street Parking Permit Required  
LOCAL AUTHORITY - London Borough of Newham  
COUNCIL TAX - Band B (£1443pa)  
EPC - Band D (Expires Feb 2026)  
WATER / SEWAGE - Mains  
GAS - Mains  
ELECTRIC - Mains




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>65</b>	
<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	