

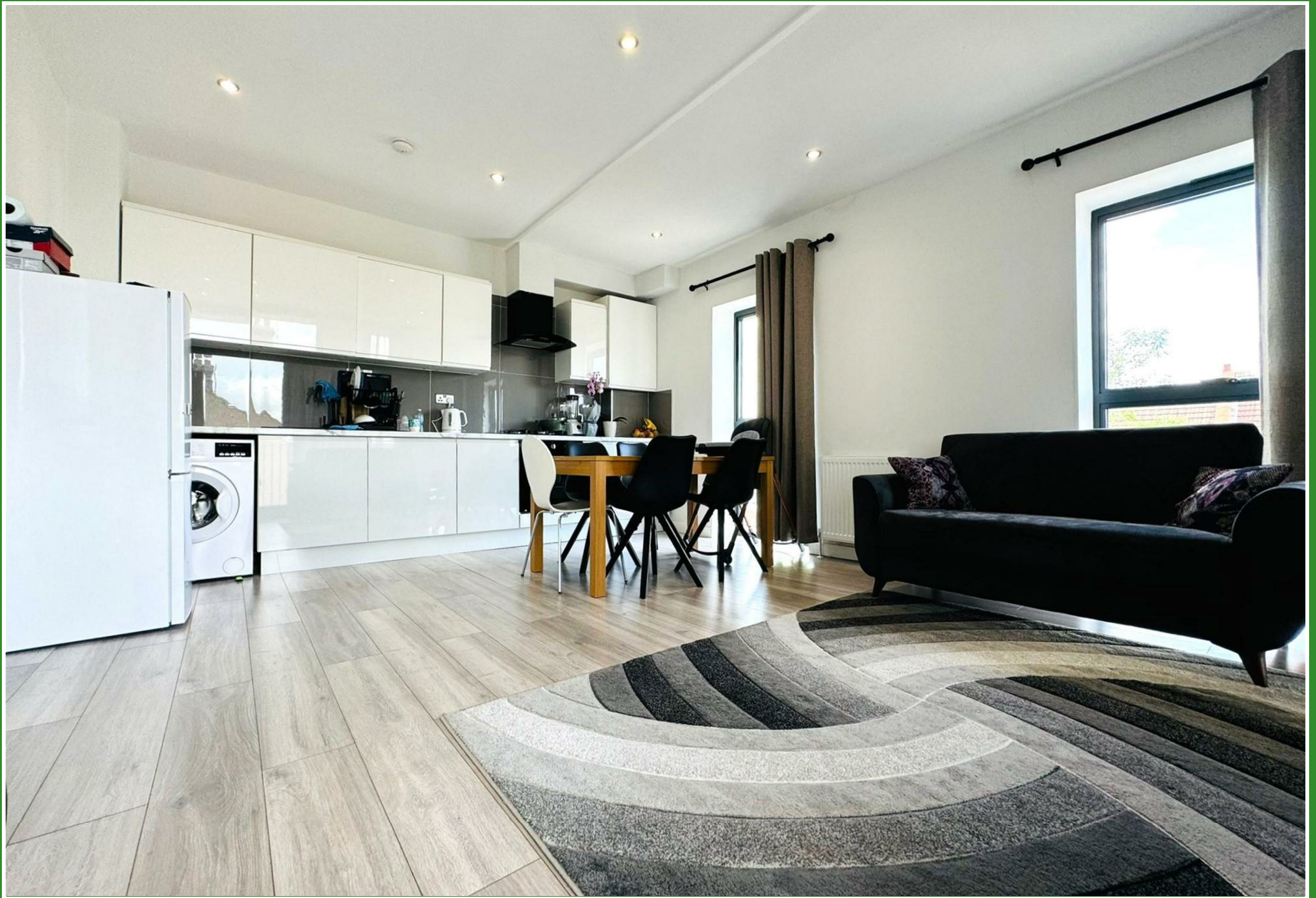


Cumberland Road, Plaistow, E13 8LS

Offers In Excess Of £425,000









Offers In Excess Of £425,000

# Cumberland Road

Plaistow, E13 8LS

- Newly Refurbished
- Two double bedroom
- EPC RATING B
- Chain free
- Close to Custom House (Elizabeth Line)

\*\*\*CHAIN FREE\*\*\*

Sandra Davidson Estate Agents are delighted to present this newly refurbished purpose-built two-bedroom flat, ideally located in the heart of Plaistow. This contemporary residence offers comfortable and stylish living, perfect for first-time buyers, small families, or investors.

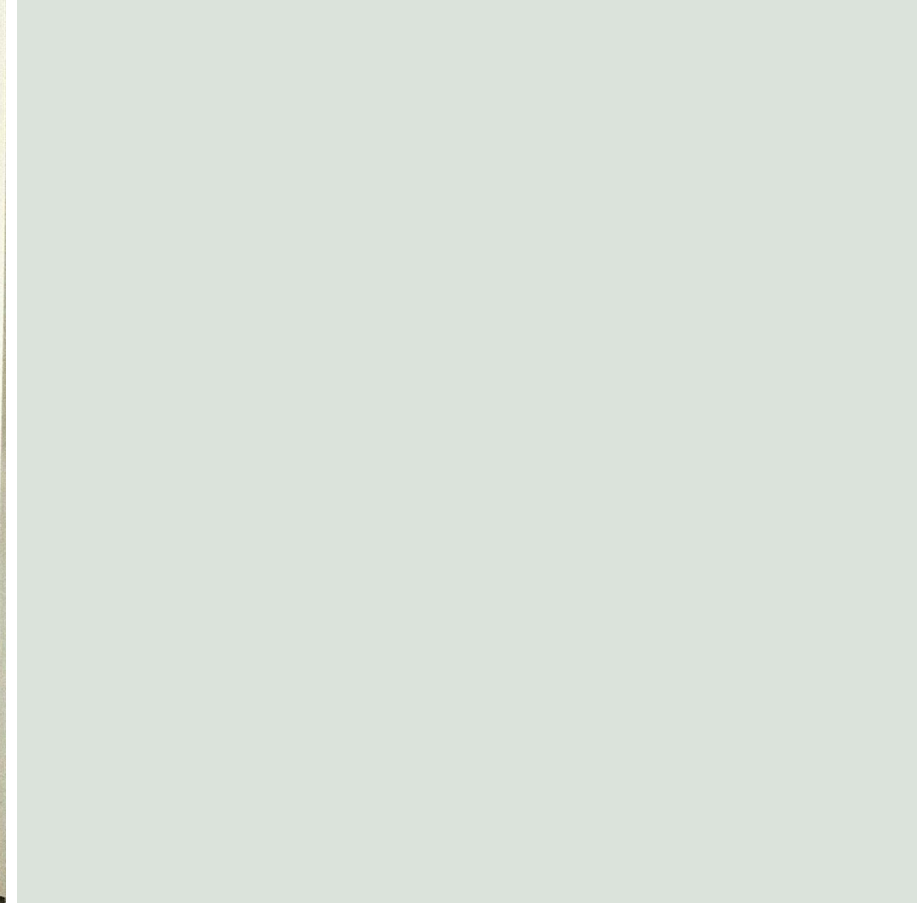
This flat is situated in a vibrant area with excellent transport links, local amenities, and green spaces nearby. Don't miss this opportunity to own a stunning, move-in ready home in one of Plaistow's sought-after locations.

Contact us today to arrange a viewing and make this beautiful flat your new home!



LOUNGE/DINING ROOM	19'0" x 13'9" (5.79m x 4.20m)
BEDROOM ONE	16'6" x 11'1" (5.04m x 3.37m)
BEDROOM TWO	10'5" x 8'10" (3.17m x 2.69m)
BATHROOM	7'8" x 6'9" (2.34m x 2.06m)
BALCONY	4'7" x 15'8" (1.40m x 4.77m)





Directions









## Floor Plans



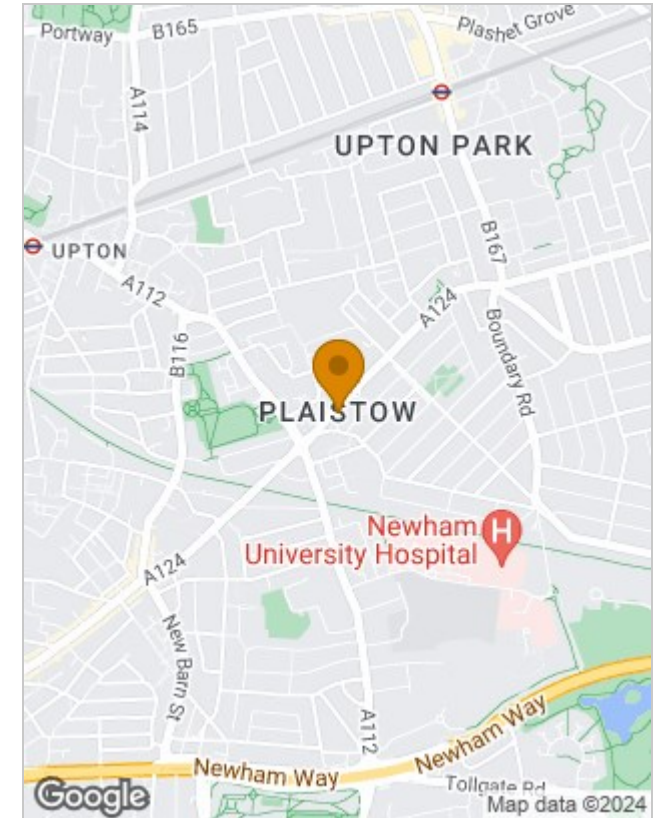
## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Tel: 020 8551 0211 Email: [redbridge@sandradavidson.com](mailto:redbridge@sandradavidson.com) <https://www.sandradavidson.com>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(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 2002/91/EC	