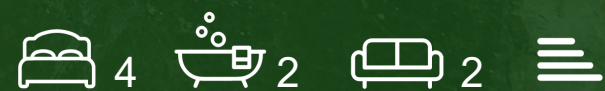




Harold Road, London, E13 0SQ

Asking Price £600,000





# Harold Road

London, E13 0SQ

Local Authority: NEWHAM

Tax Band: B

- EPC RATING: tbc
- VACANT POSSESSION
- CHAIN FREE
- FREEHOLD COMPRISING 2 x TWO BEDROOM MAISONNETTES
- CLOSE TO UPTON PARK UNDERGROUND STATION SHOPS AND AMENITIES
- INVESTMENT OPPORTUNITY

\*\*\* INVESTMENT OPPORTUNITY \*\*\*

\*\* 2 x 2 BEDROOM MAISONNETTES - ENTIRE FREEHOLD \*\*

Sandra Davidson Estate Agents are delighted to offer FOR SALE, an investment opportunity on Harold Road, London. This property is a charming house that comprises 2 x two bedroom maisonettes.

Imagine the potential this property holds for you as an investor - two flats generating income through lease agreements, providing you with a steady and reliable source of revenue. Located in the vibrant city of London, this property is sure to attract tenants looking for a convenient and comfortable place to call home.

Don't miss out on this chance to own a piece of London real estate that promises both financial security and growth. Whether you're a seasoned investor or someone looking to start their property portfolio, this freehold investment opportunity on Harold Road within close proximity to UPTON PARK STATION is definitely worth considering. Take the leap and secure your future with this promising property investment.

Asking Price £600,000



## GROUND FLOOR MAISONETTE

Entrance Hall

Lounge 12'3" x 10'9" (3.74m x 3.28m)

Kitchen 6'11" x 7'10" (2.10m x 2.40m)

Bedroom 1 11'2" x 10'5" (3.40m x 3.17m)

Bathroom

WC

Landing

Bedroom 2 12'7" x 11'6" (3.83m x 3.50m)

## FIRST FLOOR MAISONETTE

Entrance Hall

Lounge 2 11'3" x 10'9" (3.43m x 3.27m)

Shower Room





Landing

Kitchen 2

Bedroom 3

Bedroom 4

8'7" x 7'9" (2.62m x 2.37m)

10'10" x 11'2" (3.30m x 3.40m)

11'6" x 10'6" (3.50m x 3.20m)



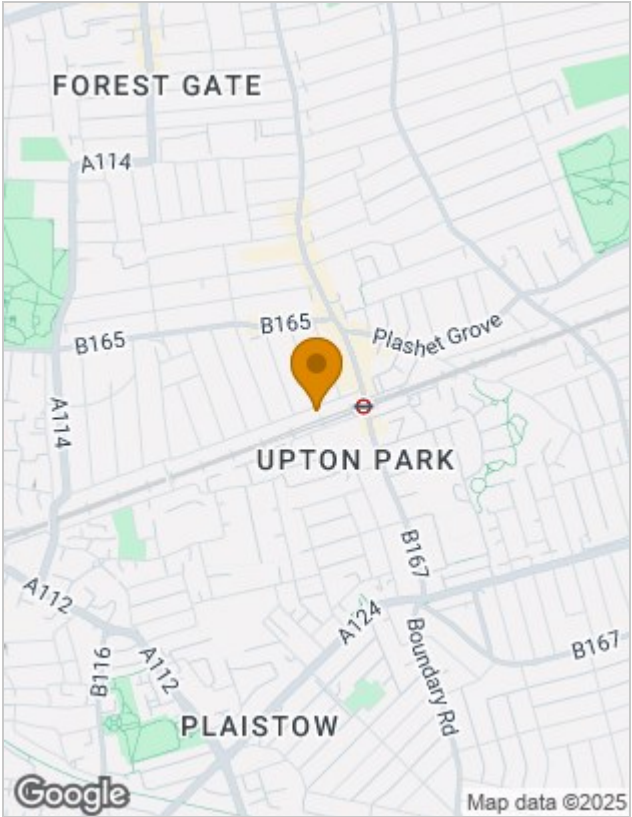




Floor Plans



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>                            |         |                         |
| (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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.