



TOLLGATE ROAD

LONDON, E6 5YF

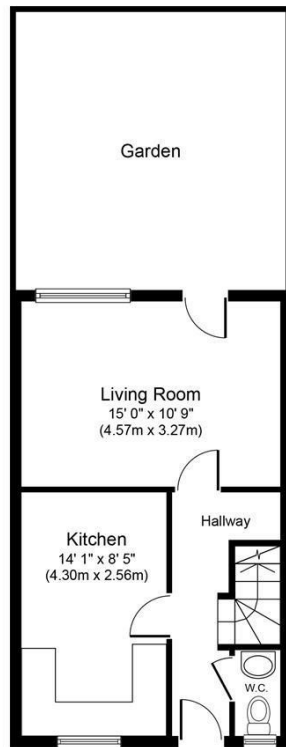
£550,000
FREEHOLD

****Calling all buy to let investors**** HMO licenced, 5 bedroom Freehold house located in a highly desired location, minutes away from Beckton DLR Station. The property is spread across three floors and includes 5 spacious bedrooms, a well equipped kitchen diner, two contemporary bathrooms, a ground floor WC, expansive garden and the added bonus of a car parking space.

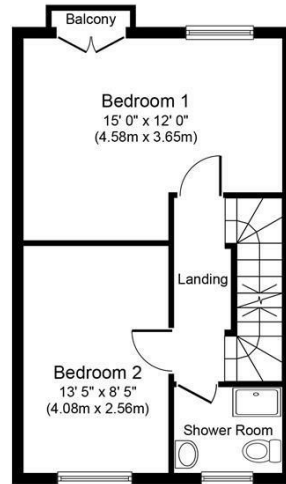
The property is located just a short walk away from Beckton DLR Station and is also within easy reach to a number of shopping facilities and eateries found along Beckton and Gallions Reach. The property has excellent transport links making it easy to access Canary Wharf and the City.

****Guide Price £550,000 - £600,000****

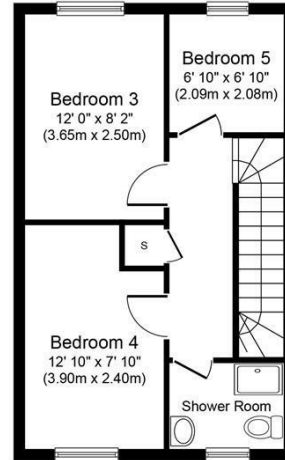

BELLS
ESTATE AGENT



Ground Floor
Approximate Floor Area
377 sq. ft.
(35.1 sq. m.)



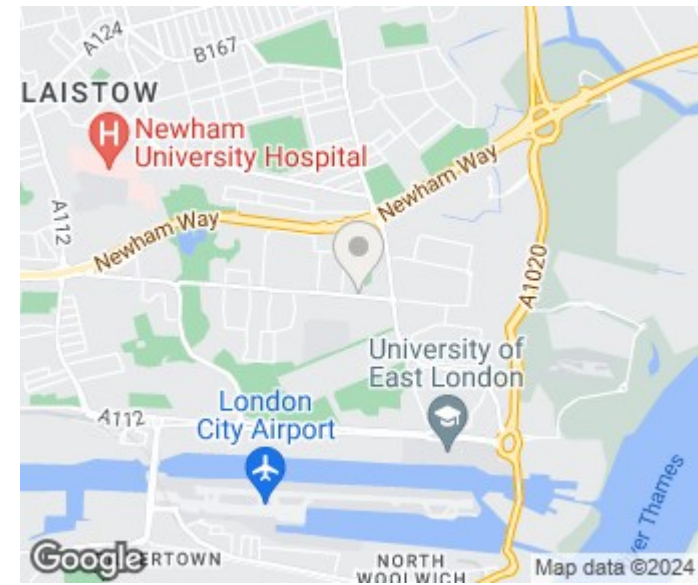
First Floor
Approximate Floor Area
377 sq. ft.
(35.1 sq. m.)



Second Floor
Approximate Floor Area
377 sq. ft.
(35.1 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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