



## 58 UPPERTON ROAD WEST

LONDON, E13 9LS

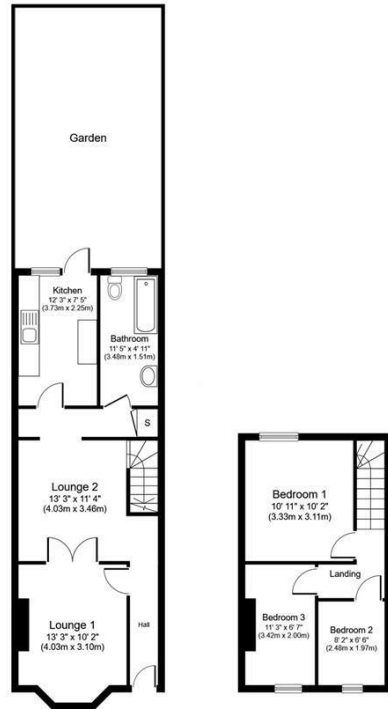
£400,000  
FREEHOLD

We are delighted to offer this charming three-bedroom bay-fronted home, located in the highly desirable New City Estate. The property features two reception rooms, ideal for family gatherings or entertaining, and a well-maintained private garden that provides a peaceful outdoor space.

Situated close to Green Street, the area offers a range of excellent schools, convenient shopping facilities, and excellent public transport links, making it ideal for families and commuters alike.

With the added advantage of no onward chain, this property offers a great opportunity for a smooth and quick purchase.

  
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**Ground Floor**  
Approximate Floor Area  
514 sq. ft.  
(47.8 sq. m.)

**First Floor**  
Approximate Floor Area  
302 sq. ft.  
(28.1 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) <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 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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