



3 EMERALD CLOSE

LONDON, E16 3TS

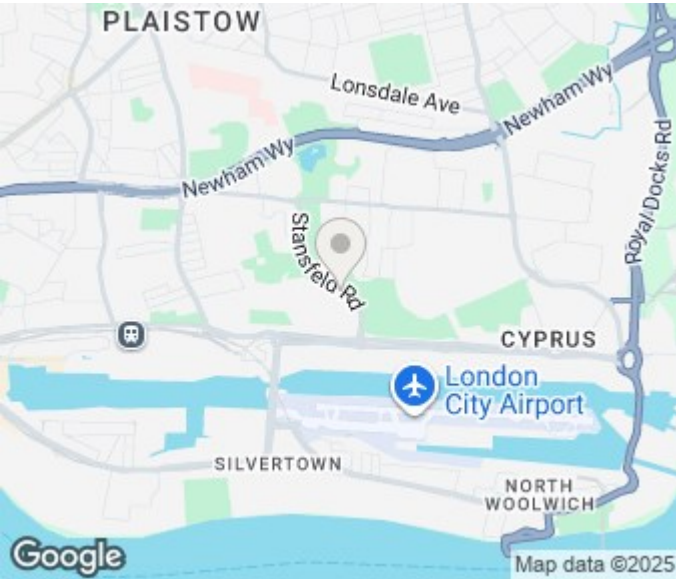
£400,000
FREEHOLD

Introducing this lovely two-bedroom terraced property, tucked away on a quiet residential street on Emerald Close, Beckton. This home offers an excellent opportunity for investors, first-time buyers, or anyone looking for a refurbishment or flip project. Perfectly positioned within walking distance of stations, shops, and local amenities, this property combines convenience with great potential.

Location Highlight:

- 2 minutes drive to Royal Albert Station
- 2 minutes drive to Beckton Park Station
- 3 minutes drive to Cyprus Station
- 5 minutes drive to Beckton Station

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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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
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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