



Floor plan of a 3-bedroom house. The layout includes a central lounge/diner area (16'7" x 12'2", 5.05m x 3.72m) with a fireplace on the left wall. To the left is a kitchen (7'11" x 6'11", 2.40m x 2.10m) with a sink, stove, and refrigerator. To the right is a bedroom (8'6" x 6'4", 2.59m x 1.93m). At the bottom right is a bathroom (7'4" x 5'6", 2.24m x 1.68m) containing a bathtub, toilet, and sink. A cupboard is located between the lounge/diner and the bathroom. An entrance hall provides access to the lounge/diner and the bathroom. The house has a front garden and a rear garden.

Room	Dimensions (ft/in)	Dimensions (m)
Kitchen	7'11" x 6'11"	2.40m x 2.10m
Lounge/Diner	16'7" x 12'2"	5.05m x 3.72m
Bedroom	8'6" x 6'4"	2.59m x 1.93m
Bathroom	7'4" x 5'6"	2.24m x 1.68m

\*\*\* ASKING PRICE £150,000 \*\*\*  
\*\*\* EXTENDED LEASE ON COMPLETION \*\*\*

\*COUNCIL TAX BAND A\*  
\*EPC RATING D \*

Via communal entrance with secure entry system, stairs to second floor, door to:

Intercom system, storage cupboard, doors to:

2.59m x 1.93m (8'5" x 6'3")  
Double glazed window to front with wall-mounted electric radiator  
under, fitted carpet, ceiling light



5.05m x 3.72m (16'6" x 12'2")  
Double glazed windows to front and flank, fitted carpet, wall-mounted electric heater, ceiling light

2.40m x 2.10m (7'10" x 6'10")  
Range of fitted base units, one bowl sink with drainer, space and services for washing machine, space and services for freestanding gas hob/oven, space for fridge/freezer, tiled flooring, ceiling light


2.24m x 1.68m (7'4" x 5'6")  
Suite comprising low level WC, pedestal hand wash basin, bathtub with power shower and shower curtain, tiled flooring, ceiling light, extractor fan


EPC 55D  
Local Authority: Barking & Dagenham  
Council Tax Band A  
Ground Rent: currently set at £45pa but once the lease is extended there will be no ground rent  
Service Charge: £2155.27 pa. Payable as £216 pcm for 10 months  
Original lease is 99 years from 1st January 1994, therefore 68 years remaining. The seller will offer an extended lease on completion.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (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>		55	79
<i>Not energy efficient - higher running costs</i>			

**England & Wales**

EU Directive 2002/91/EC



Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i></p> <p>(92+plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i></p>			
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	

- One Bedroom Studio Apartment
- Spacious Lounge
- Large Fitted Kitchen
- Extended Lease on Completion
- 0.8 Miles From Dagenham East Underground Station
- Double Glazed Windows
- Gas Central Heating
- Communal Parking
- Council Tax Band A
- EPC 55D