



Price
£400,000

Freehold

2x  1x  2x 

**Patrick Road, London,
E13**

OVER 60?

Secure this property
for up to **59% less!**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- Well presented terraced house situated close to local amenities
- Large galley style kitchen with lots of storage space
- Ground floor bathroom
- Low maintenance rear garden
- Bus & road links to Upton Park underground station

Accommodation

GROUND FLOOR

Entrance Hall

Lounge: 13'2 x 9'9 (4.02m x 2.97m)

Dining Area: 11'7 x 11'0 (3.53m x 3.36m)

Kitchen: 11'1 x 7'7 (3.38m x 2.31m)

Bathroom

FIRST FLOOR

Landing

Bedroom 1: 13'0 x 11'0 (3.97m x 3.36m)

Bedroom 2: 11'0 x 8'9 (3.36m x 2.67m)

OUTSIDE

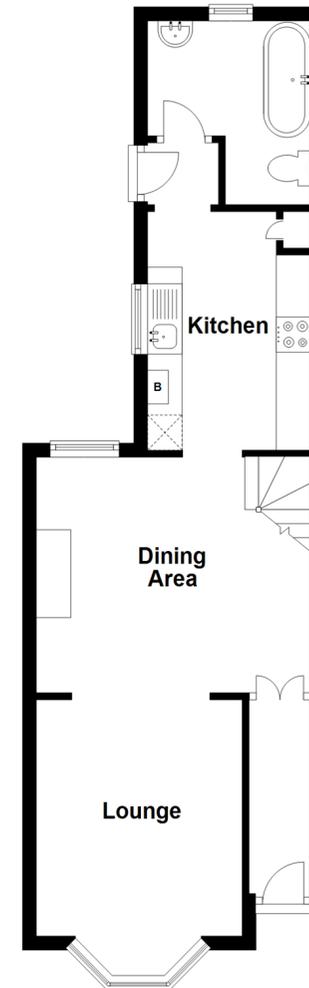
Front and Rear Garden

Call East Ham - 020 8472 8140 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

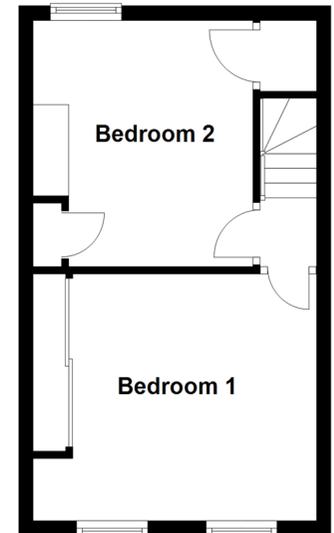
Ground Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



First Floor

Approx. 27.1 sq. metres (291.9 sq. feet)



Total area: approx. 68.5 sq. metres (737.7 sq. feet)



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