

## 183A PLASHET GROVE

LONDON, E6 1BX

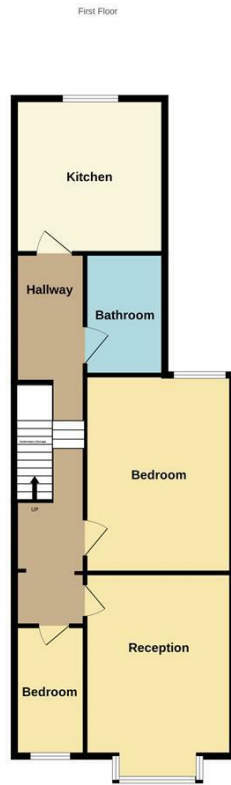
£280,000  
LEASEHOLD

Situated in an ideal locale with excellent access to transportation, shopping, and recreational options, this two-bedroom flat offers convenience and practicality, a serene environment for relaxation and play, making it an appealing feature, especially for families.

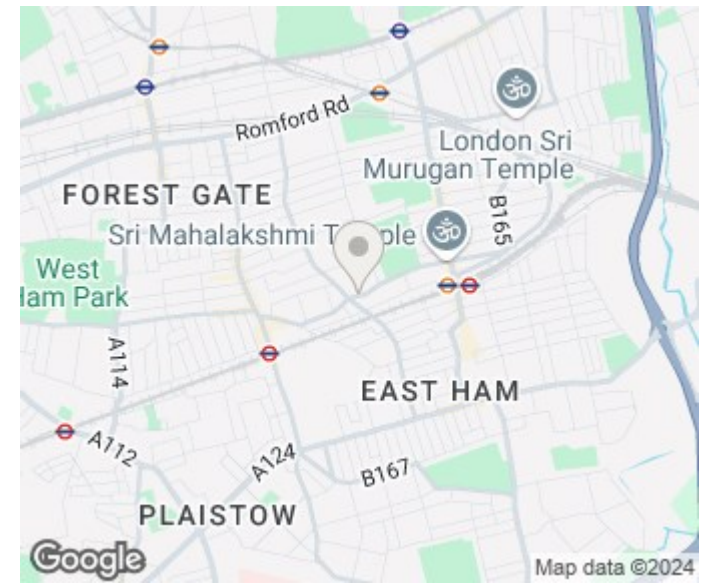
This first-floor residence, nestled in the heart of Upton Park, is just minutes away from Green Street, Queens Market, and the highly coveted Central Park. Its prime location makes it a great choice for those seeking a starter home or considering it for Buy-to-Let purposes. The abundance of local amenities ensures that the needs and desires of new occupants are well catered to.

The remaining lease term is 54 years  
Service Charge: TBC

**tm**  
thomas marsh



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix C2024



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>	71	79
(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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