PROFESSIONALS IN PROPERTY SINCE 1880

mcdowalls

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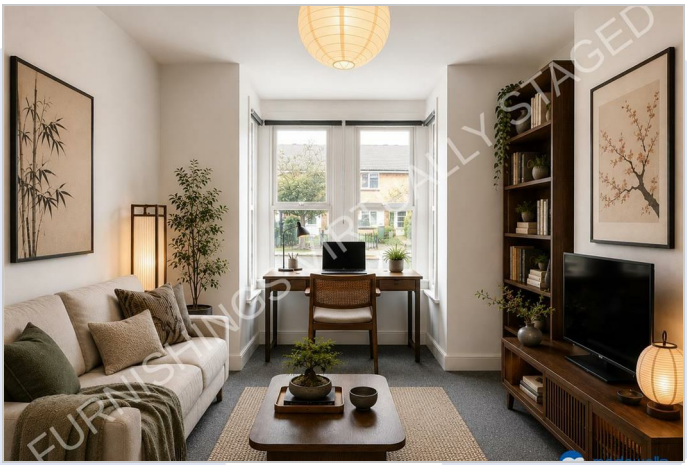
73 Rochester Avenue, London, E13 9JL



Asking price £265,000

73 Rochester Avenue, London, E13 9JL

LEASEHOLD WITH 100% SHARE OF FREEHOLD

Situated on Rochester Avenue, just of Green Street in the heart of Upton Park... This quaint ground floor flat offers efficient living space with a comfy charm and excellent access to local amenities. Making it an ideal purchase for first time buyers and investors alike.

The property boasts a bright and bayed reception room, a modest but well presented bedroom plus a large kitchen and diner providing ample space for everyday tasks. While the addition of a useful basement offers excellent storage or potential for further development.

1st floor flat sold off on long lease - 189 Years from June 1984

TENURE - Leasehold with 100% share of freehold
LEASE - NA
GROUND RENT - NA
SERVICE CHARGE - Annual Insurance Only

MAINS SERVICES - Gas/Electric/Water
COUNCIL - London Borough of Newham
COUNCIL TAX - Band B (£1,512 pa)
EPC - Band D (Expires Oct 2030)

PARKING - On street with residents permit

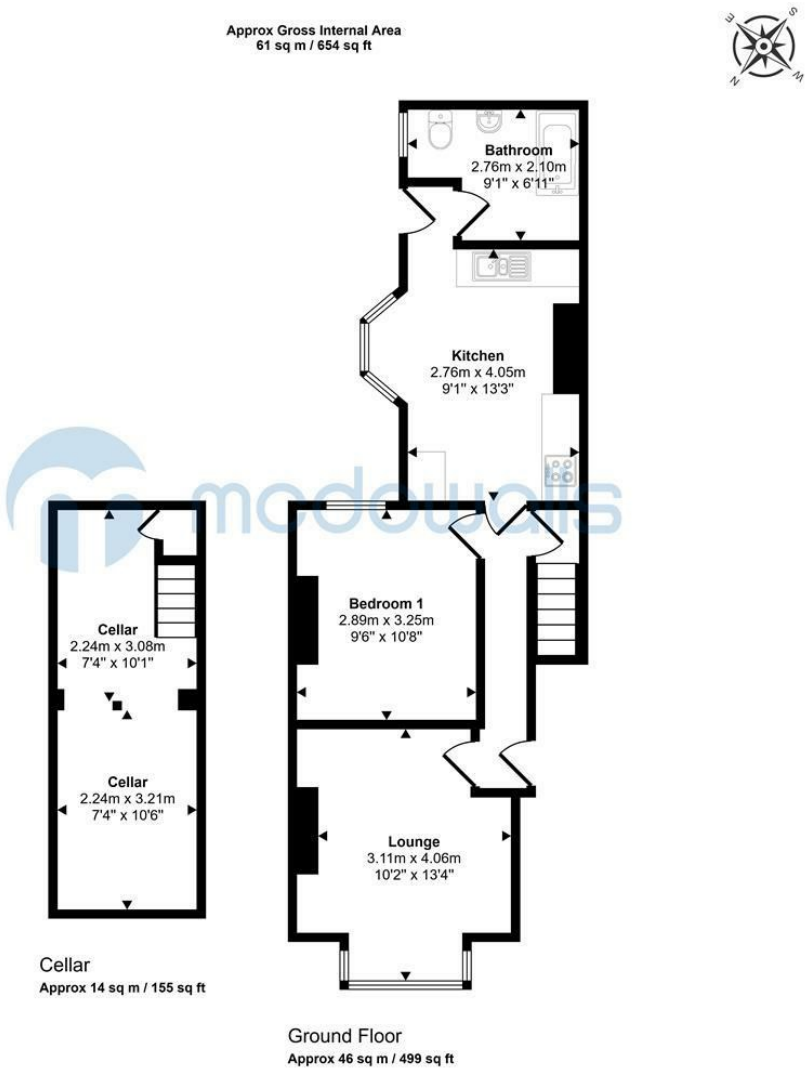
Important Note
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.

2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.

3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.

4. All floor plan measurements are approximate and for illustration purposes only.

5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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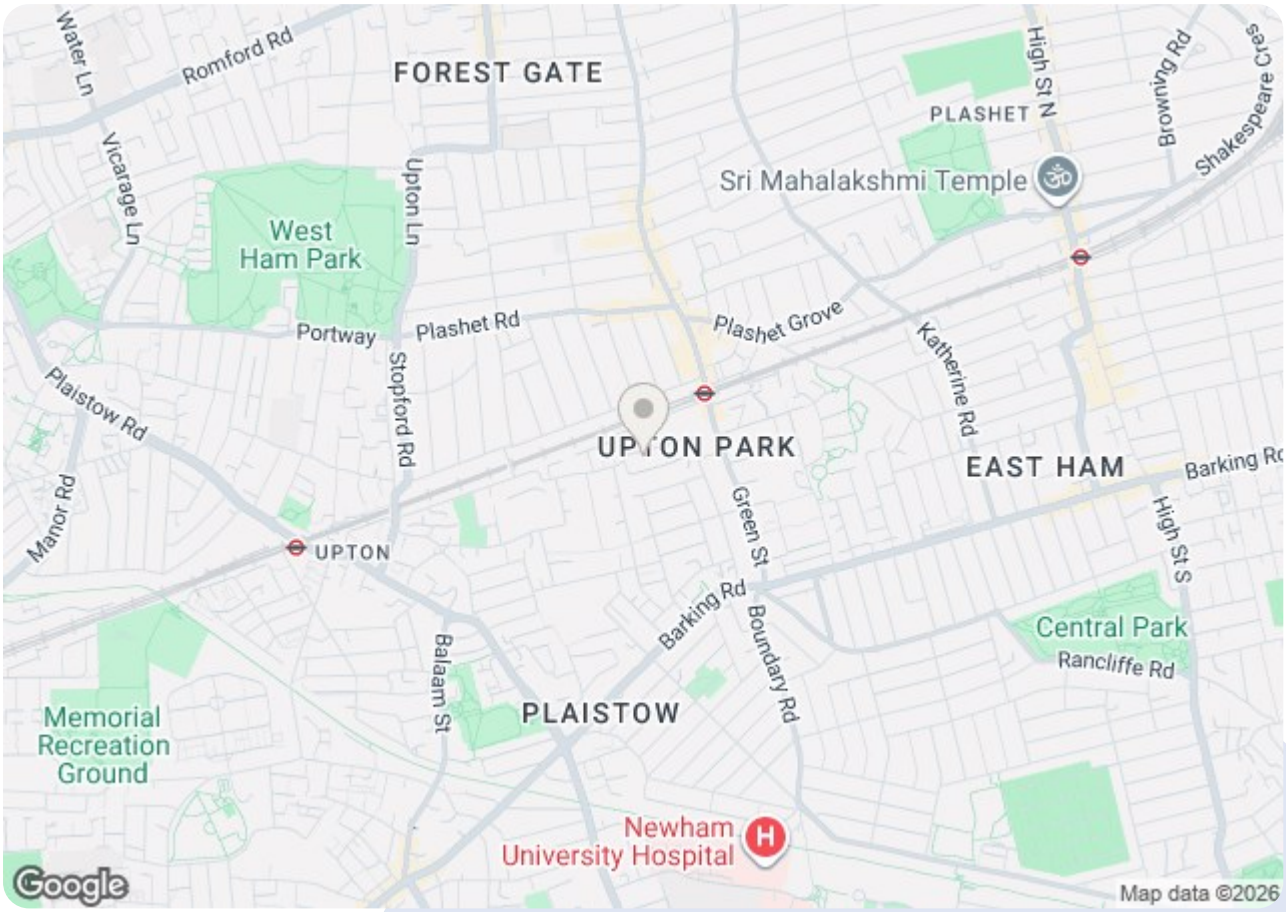

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

RICS

McDowalls Surveyors Limited is a Limited Company registered in England under number 07441868
Its registered office is at Faulkner House, Victoria Street, St Albans, Herts. AL1 3SE

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