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Longbridge Road, Dagenham, RM8 2DA

£525,000





£525,000

# Longbridge Road

Dagenham, RM8 2DA

- EPC RATING TBC
- Shop area
- Lounge
- CHAIN FREE
- Freehold title
- Two bedroom flat first floor
- Kitchen

CHAIN FREE FREEHOLD COMMERCIAL

The property comprises: One commercial units on the ground floor and a two-bed first floor flat.

## Location

The property is situated on Longbridge Road in Dagenham, within the London Borough of Barking and Dagenham. The immediate area comprises a mix of commercial and residential uses.

Viewings are highly recommended. Please get in touch with Sandra Davidson Estate Agents 02085977372 to arrange an appointment.



## ENTRANCE

SHOP FLOOR 29'6" x 16'9" (9.00m x 5.12m)

STORAGE ROOM 8'10" x 7'10" (2.71m x 2.40m)

## WC

## STAIRS TO FIRST FLOOR

LOUNGE 17'2" x 12'2" (5.25m x 3.72m)

KITCHEN 13'10" x 11'0" (4.23m x 3.37m)

## BATHROOM

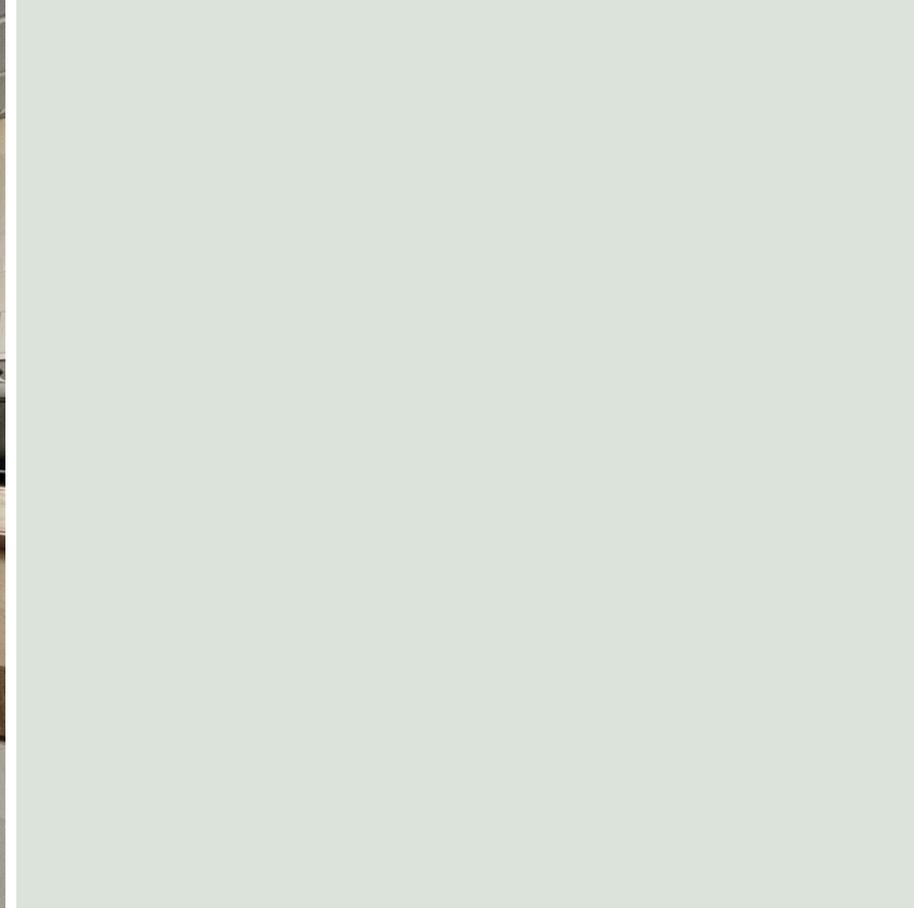
## STAIRS TO SECOND FLOOR

BEDROOM ONE 17'2" x 10'0" (5.25m x 3.07m)

BEDROOM TWO 11'1" x 9'1" (3.38m x 2.78m)

EXTERIOR 12' (3.66m)

## AGENTS NOTE



Directions





## Floor Plans



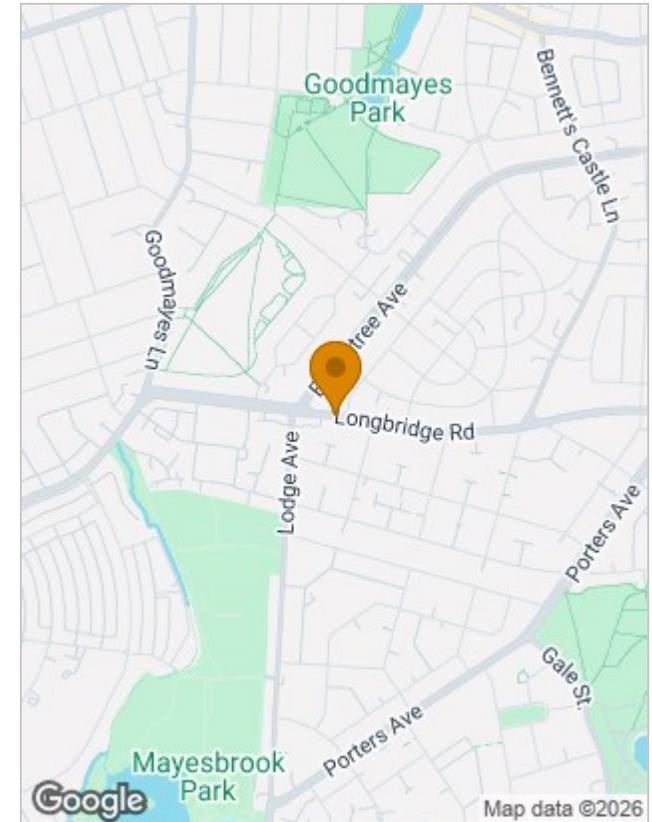
## Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

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			
England & Wales		EU Directive 2002/91/EC	