



## Greengate Street, Plaistow, E13 0BN

### Offers In The Region Of £375,000

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**\*\* SPACIOUS 2 BED WITHIN PERIOD BUILDING STUNNING CITY VIEWS & UNDERGROUND PARKING \*\***

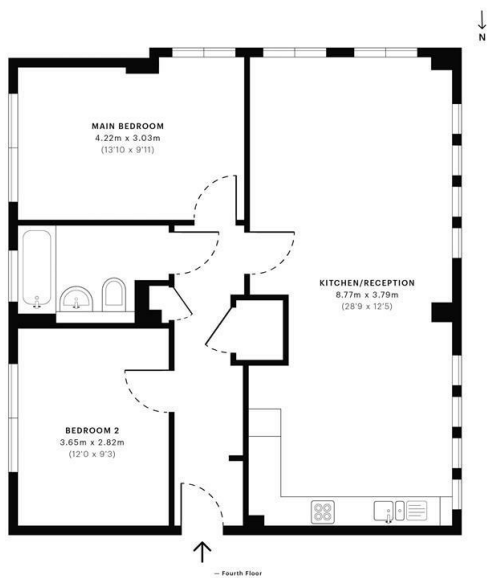
OC Homes are delighted to present to the sales market, spacious apartment with stunning city views on the 4th floor of a listed building in Greengate, E13. The property is presented beautifully throughout and comprises; bright and spacious reception room with open plan kitchen, two double bedrooms, three piece bathroom suite, with neutral décor throughout and a secure underground allocated parking space. The property boasts some superb views of the City skyline including Canary Wharf and the Shard, and provides lots of natural light. Further benefits include a secure entry system, communal gardens as well as bicycle storage.

Offered to the market chain free, the property is ideally located for easy access into the City and Canary Wharf via Plaistow Tube Station and a number of bus links on Barking Road. There are also a choice of local amenities including a local Supermarket, shops, restaurants and a Leisure Centre all within the local vicinity. To arrange a must see viewing please call the OC Homes sales team now.

- STUNNING CITY VIEWS
- UNDERGROUND PARKING
- LISTED BUILDING
- EXCELLENT TRANSPORT LINKS
- CHAIN FREE
- MODERN CONVERSION

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
70.45 sqm / 758.32 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and other non-habitable  
space including staircases, landings, etc.  
67.01 sqm / 721.29 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas, etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Ceilinged area under 1.5m  
0.00 sqm / 0.00 sqft



Specified floor plans are produced in accordance with  
Royal Institution of Chartered Surveyors' Property Measurement Standards.  
Plans and gardens are illustrative only and excluded from all area calculations.  
Due to rounding, numbers may not add up precisely.  
All measurements shown for the individual room lengths and widths  
are the maximum points of measurement captured in the scale.

WMS 36 MEASUREMENT: 72.89 sqm / 782.43 sqft  
WMS 40 MEASUREMENT: 69.43 sqm / 747.54 sqft

WMS 40 MEASUREMENT: 69.43 sqm / 747.54 sqft



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

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.