



 **3**
Bedrooms

 **1**
Bathroom



Three-Bedroom Detached Home in East Ham – No Onward Chain

Located on a quiet residential street just moments from High Street North, this spacious three-bedroom detached property on Tyrone Road presents an excellent opportunity for buyers looking to add value. Offered with *no onward chain* and vacant possession, it's ideal for those wanting a project or to put their own stamp on a home.

While the property would benefit from some updating, it boasts generous room sizes and a flexible layout – perfect for growing families or savvy investors.

Key Features:

- Three well-proportioned bedrooms
- Detached freehold property
- Vacant and chain-free – ready for immediate purchase
- Scope to modernise and add value
- Walking distance to High Street North and East Ham Underground Station (District & Hammersmith & City lines)
- Easy access to local shops, restaurants, parks, and schools
- Great transport links including nearby bus routes and DLR connections

Situated in the heart of East Ham, this home combines convenience with potential. Whether you're a first-time buyer, investor, or looking for your next family home, this property represents a fantastic opportunity in a thriving area.

THROUGH LOUNGE

Front and rear aspect double glazed windows, Chimney breast wall, radiators, power points

KITCHEN

Wall and base units, roll top work surface, sink unit with mixer tap, gas hob, built in electric oven, plumbing for washing machine, rear aspect door to garden

Out side W/C

Side brick built lean to with wall mounted boiler, w/c and plumbing for shower unit

Stairs to First floor landing**Bedroom One**

Front aspect double glazed window, radiator, power points

Bedroom Two

Front aspect double glazed window, radiator power points

Bedroom Three

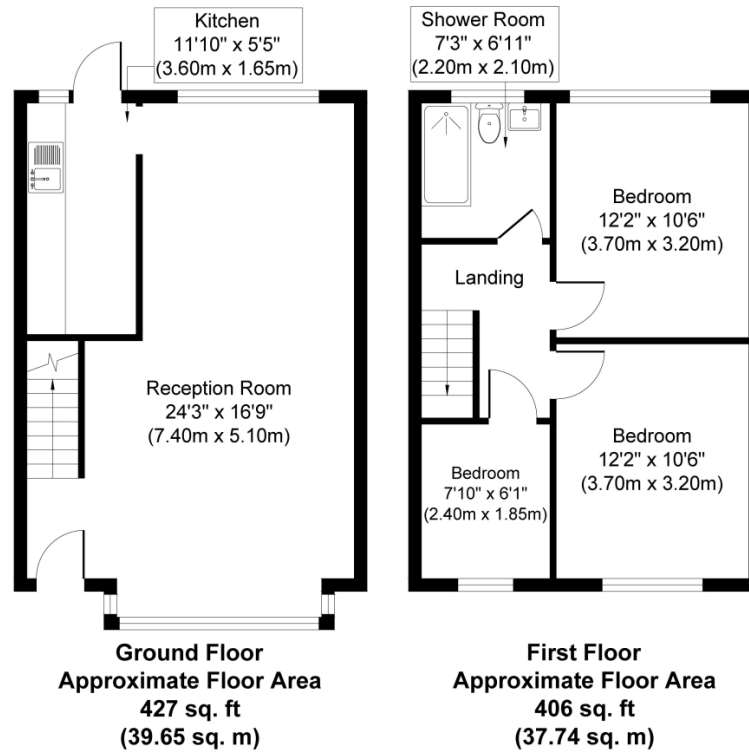
Rear aspect double glazed window, radiator, power points, built in wardrobes

First floor Bathroom

Panel enclosed bath with shower mixer tap, low level w/c, low level w/c, pedestal wash hand basin. Rear aspect double glazed frosted window.

Garden *apprx 100ft*

Good size garden with mature apple tree at its core.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Performance Certificate

7, Tyrone Road, LONDON, E6 6DT


Dwelling type: Mid-terrace house
Date of assessment: 19 August 2016
Date of certificate: 21 August 2016

Reference number: 9318-4086-7248-4766-7960
Type of assessment: RdSAP, existing dwelling
Total floor area: 75 m²

Use this document to:




- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|----------------|
| Estimated energy costs of dwelling for 3 years: | £ 1,848 |
| Over 3 years you could save | £ 570 |

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|--------------------|---|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 153 over 3 years | £ 153 over 3 years |  |
| Heating | £ 1,365 over 3 years | £ 906 over 3 years | |
| Hot Water | £ 330 over 3 years | £ 219 over 3 years | |
| Totals | £ 1,848 | £ 1,278 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

| Energy Efficiency Rating | | |
|--|---|---|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | <p>Current</p> <p>Potential</p> <p>70</p> <p>89</p> | <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> |

| Top actions you can take to save money and make your home more efficient | | | |
|--|------------------|------------------------------|---|
| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
| 1 Internal or external wall insulation | £4,000 - £14,000 | £ 387 |  |
| 2 Floor insulation (suspended floor) | £800 - £1,200 | £ 69 |  |
| 3 Solar water heating | £4,000 - £6,000 | £ 114 |  |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

| Element | Description | Energy Efficiency |
|-----------------------|--|-------------------|
| Walls | Solid brick, as built, no insulation (assumed) | ★☆☆☆☆ |
| Roof | Pitched, 300 mm loft insulation | ★★★★★ |
| Floor | Suspended, no insulation (assumed) | — |
| Windows | Fully double glazed | ★★★★☆ |
| Main heating | Boiler and radiators, mains gas | ★★★★☆ |
| Main heating controls | Programmer, room thermostat and TRVs | ★★★★☆ |
| Secondary heating | None | — |
| Hot water | From main system | ★★★★☆ |
| Lighting | Low energy lighting in all fixed outlets | ★★★★★ |

Current primary energy use per square metre of floor area: 190 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

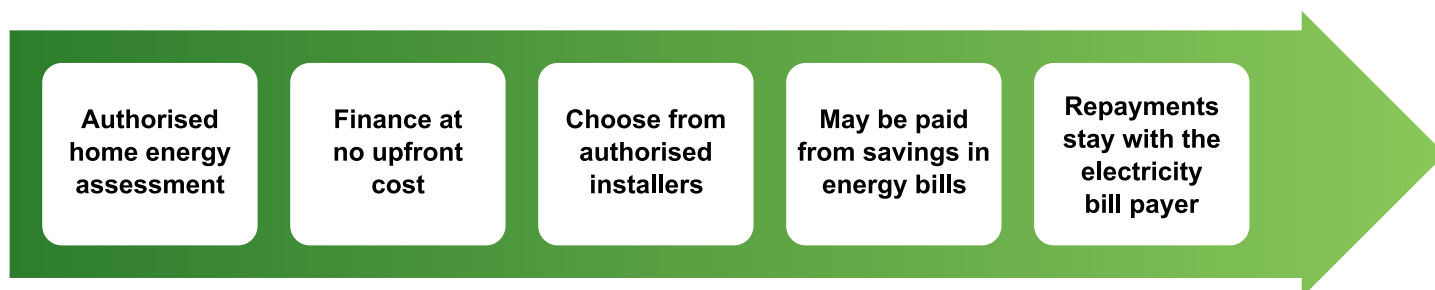
Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable owners and occupiers to make improvements to their property to make it more energy efficient. Under a Green Deal, the cost of the improvements is repaid over time via a credit agreement. Repayments are made through a charge added to the electricity bill for the property. To see which improvements are recommended for this property, please turn to page 3. You can choose which improvements you want to install and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised Green Deal installer. If you move home, the responsibility for paying the Green Deal charge under the credit agreement passes to the new electricity bill payer.



For householders in receipt of income-related benefits, additional help may be available.









To find out more, visit www.direct.gov.uk/savingenergy or call **0300 123 1234**.



Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

| Recommended measures | Indicative cost | Typical savings per year | Rating after improvement | Green Deal finance |
|--------------------------------------|------------------|--------------------------|---|---|
| Internal or external wall insulation | £4,000 - £14,000 | £ 129 |  C76 |  |
| Floor insulation (suspended floor) | £800 - £1,200 | £ 23 |  C77 |  |
| Solar water heating | £4,000 - £6,000 | £ 38 |  C78 |  |
| Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 280 |  B89 |  |

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

Directgov
Public services all in one place

| Green Deal package | Typical annual savings |
|--------------------------------------|------------------------------|
| Internal or external wall insulation | Total savings of £129 |
| Electricity/gas/other fuel savings | £0 / £129 / £0 |

You could finance this package of measures under the Green Deal. It could **save you £129 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at www.stroma.com, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: STRO003072
Assessor's name: Steven Bloom
Phone number: 02081720080
E-mail address: sales@arcenergy.net
Related party disclosure: No related party

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

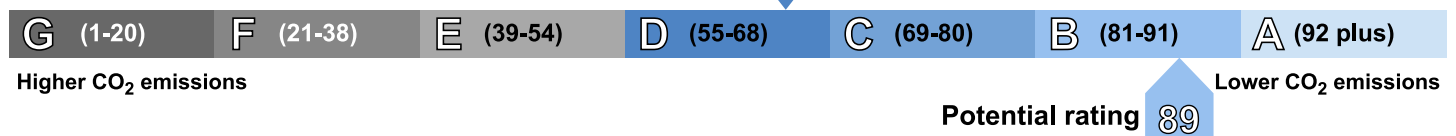
About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 2.5 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 1.9 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Current rating **67**



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

| Heat demand | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|------------------------------|-------------------|---------------------------|----------------------------------|---------------------------------|
| Space heating (kWh per year) | 6,621 | N/A | N/A | (2,546) |
| Water heating (kWh per year) | 2,060 | | | |