

35 St. Martin's Avenue, London, E6 3DU



Offers in excess of £465,000

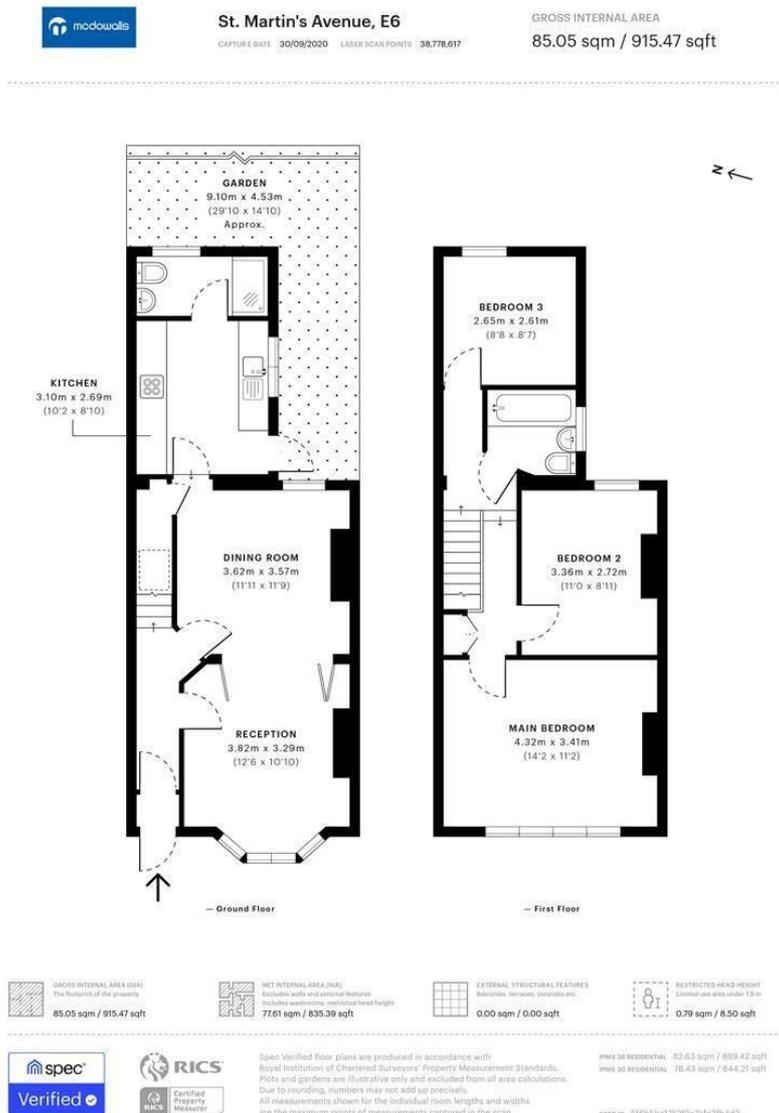
35 St. Martin's Avenue, London, E6 3DU

*** EARLY VIEWINGS RECOMMENDED ***
*** VACANT POSSESSION // CHAIN FREE ***

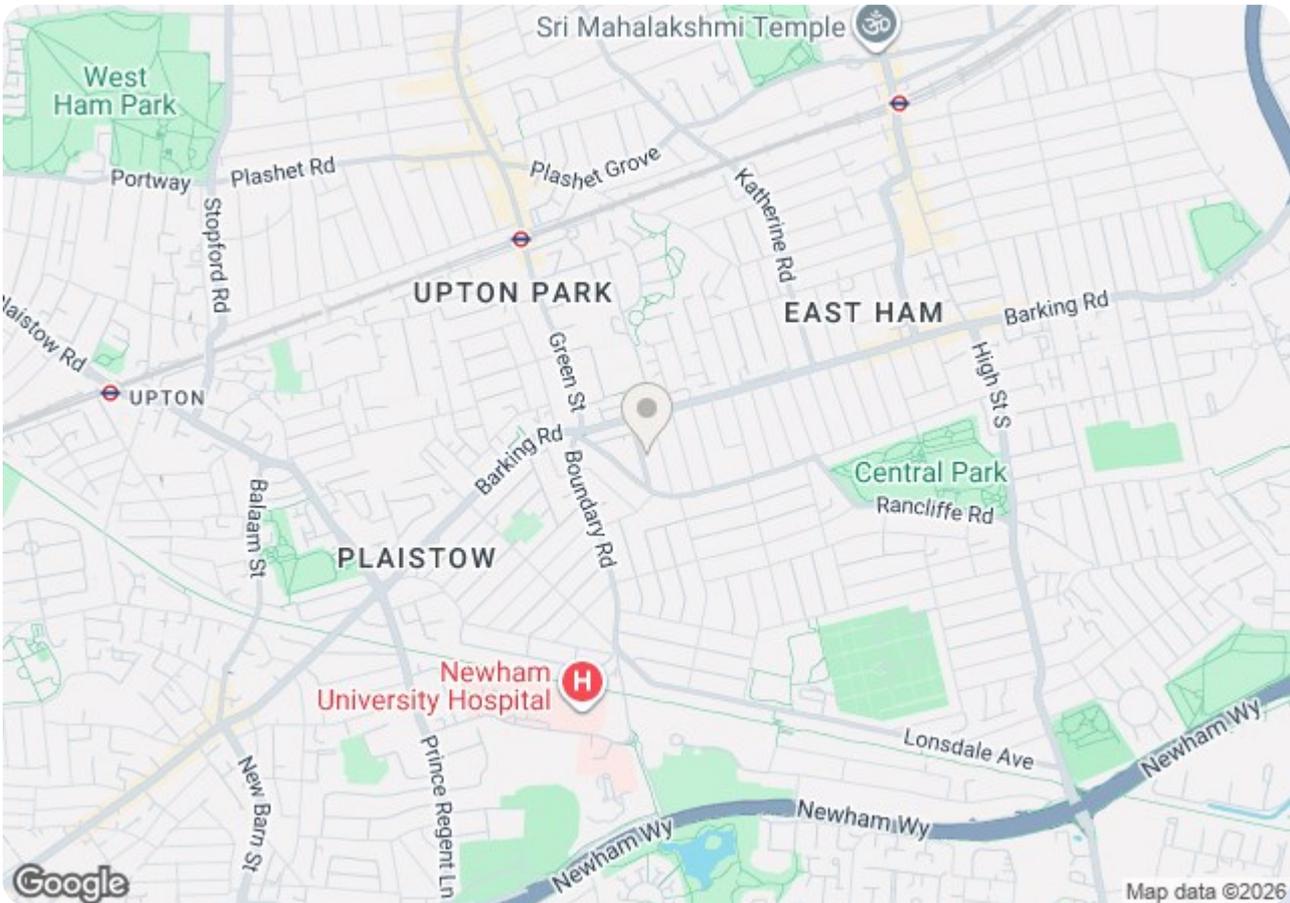
Set just off the ever popular Barking Road, McDowalls are excited to present this bright and spacious three bedroom terraced home. Impressive features include a generous through lounge and dining room, which can be separated via original dividing doors. Offering flexible living and entertaining space. Plus two well proportioned double bedrooms and an additional single bedroom, perfect for growing families, professionals and investors. Further benefits offer, two bathrooms and a spacious east facing private garden.

Beyond the house itself, the property benefits from a convenient location close to Barking Road and Green Street, offering a wide range of shops and amenities. Upton Park Station is within easy reach, providing excellent transport links, while a selection of local schools are also nearby.

- TENURE - FREEHOLD
- PARKING - LBN Street Parking Permit Required
- LOCAL AUTHORITY - London Borough of Newham
- COUNCIL TAX - Band C (£1649 pa)
- EPC - Band D (Expires May 2029)
- WATER / SEWAGE - Mains
- GAS - Mains
- ELECTRIC - Mains



54/56 Barking Road
 East Ham, London E6 3BP
 Telephone: (020) 8472 4422
 Property Management: (020) 8471 4224
 Fax: (020) 8471 5052
 E-mail: eastham@mcdowalls.com
 Website: www.mcdowalls.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

