

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



Offers in excess of £465,000

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*** 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

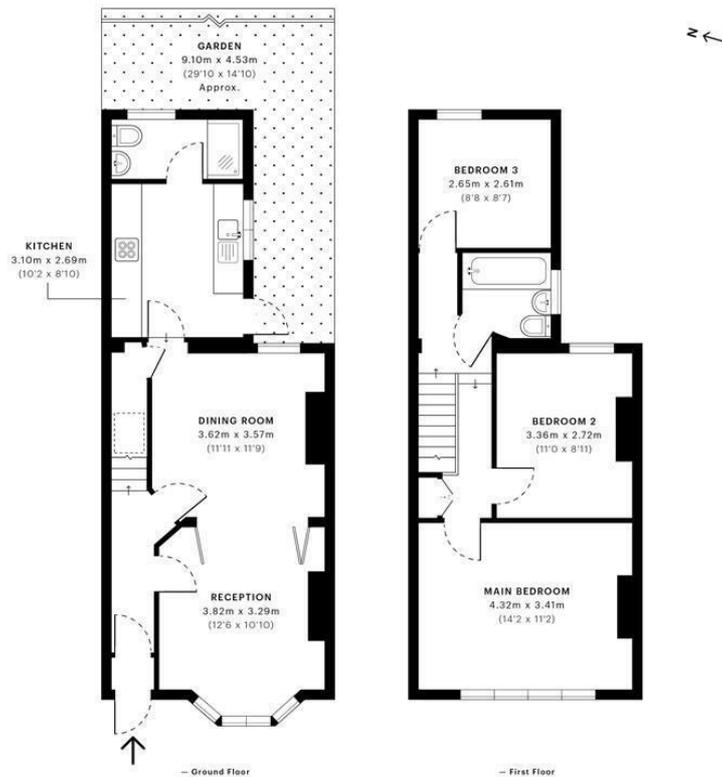


St. Martin's Avenue, E6

CAPTURE DATE: 30/09/2020 LASER SCAN POINTS: 38,378,617

GROSS INTERNAL AREA

85.05 sqm / 915.47 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
85.05 sqm / 915.47 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes mezzanines, restricted head height
77.61 sqm / 835.39 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.79 sqm / 8.50 sqft

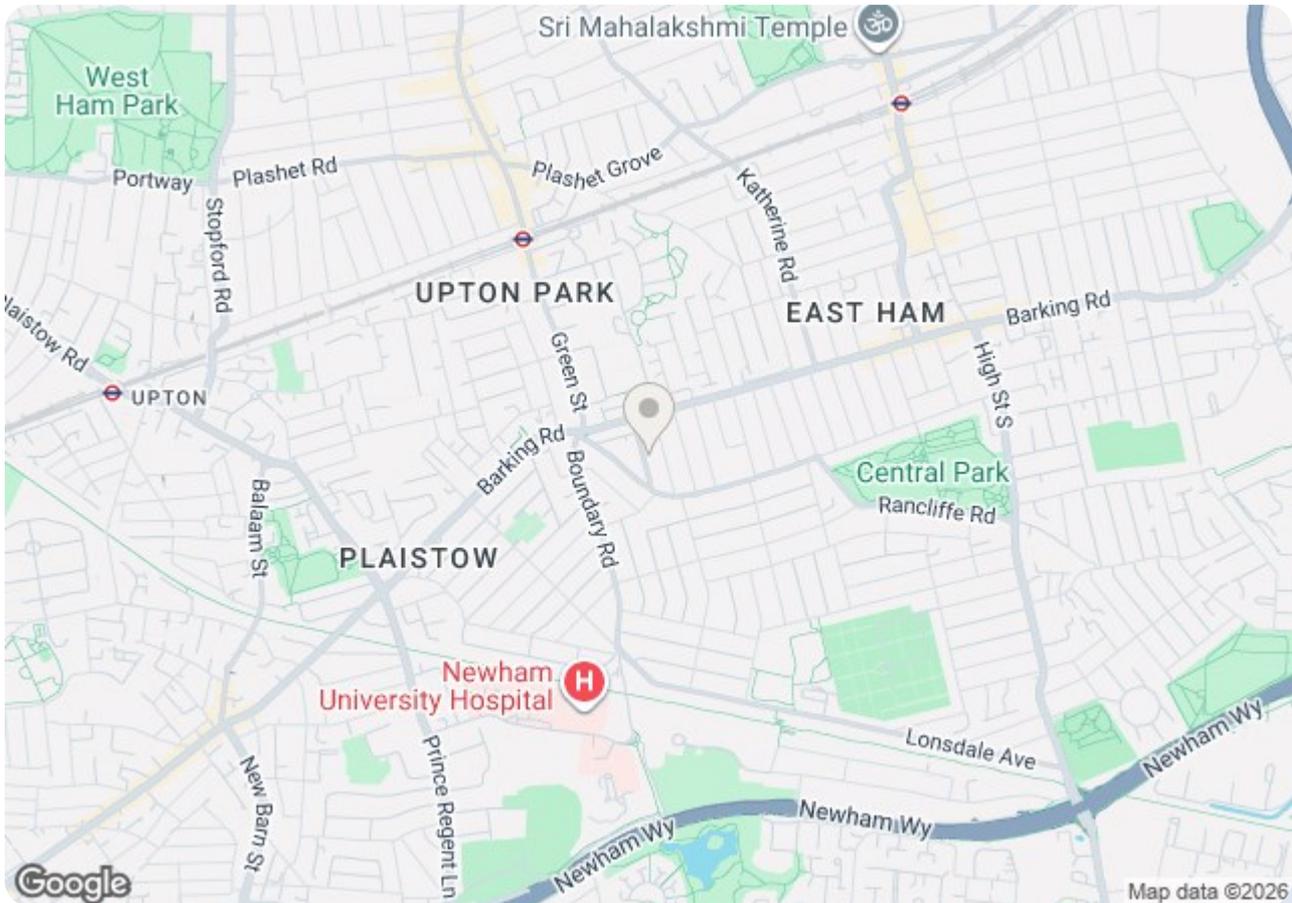


Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual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

IPWS 38 RESIDENTIAL: 82.63 sqm / 893.42 sqft
IPWS 30 RESIDENTIAL: 78.43 sqm / 844.21 sqft

SPIC ID: 5f6b5ba752f2c7afe3b4d3

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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	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	

