

**128 Church Street, London, E15 3JR**



**Asking price £450,000**

# 128 Church Street, London, E15 3JR

McDowalls are delighted to present this three-bedroom terraced property on Church Street, Stratford — an excellent opportunity for investors, buy-to-let landlords, or buyers seeking a FREEHOLD renovation project.

The property offers three bedrooms, a split bathroom, and two reception rooms, creating flexible living space with strong potential for reconfiguration or enhancement to suit a buyer's needs (subject to the necessary planning permissions). The home would benefit from a programme of renovation and modernisation, making it ideal for those looking to add value.

Ideally located within easy reach of Stratford and Plaistow stations, the property benefits from excellent transport links and convenient access to local schools, shops, and everyday amenities, including Stratford Mall and Westfield Shopping Centre.

TENURE - FREEHOLD

PARKING - LBN Street Parking Permit Required

LOCAL AUTHORITY - London Borough of Newham

COUNCIL TAX - Band C (£1649 pa)

EPC - Band D (Expires Feb 2036)

WATER / SEWAGE - Mains

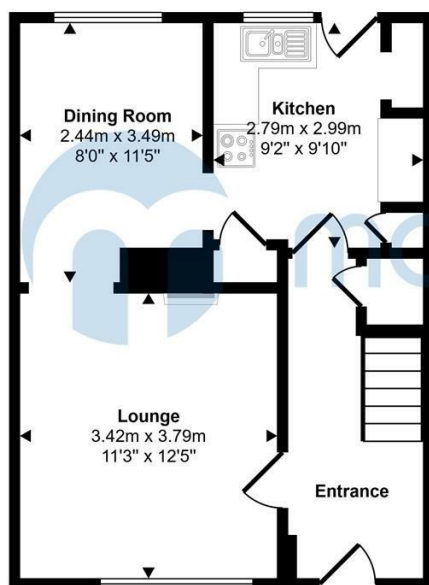
GAS - Mains

ELECTRIC - Mains

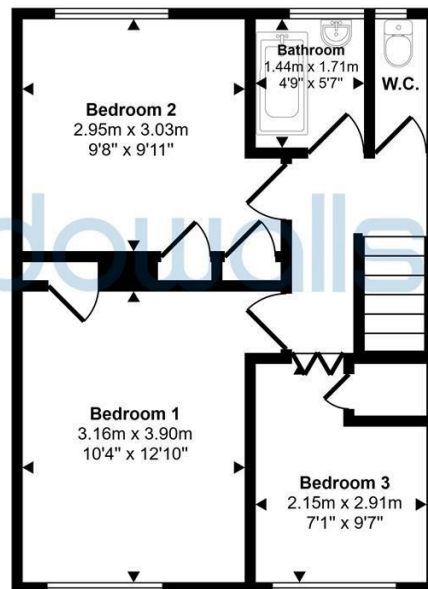
## Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.

Approx Gross Internal Area  
81 sq m / 868 sq ft



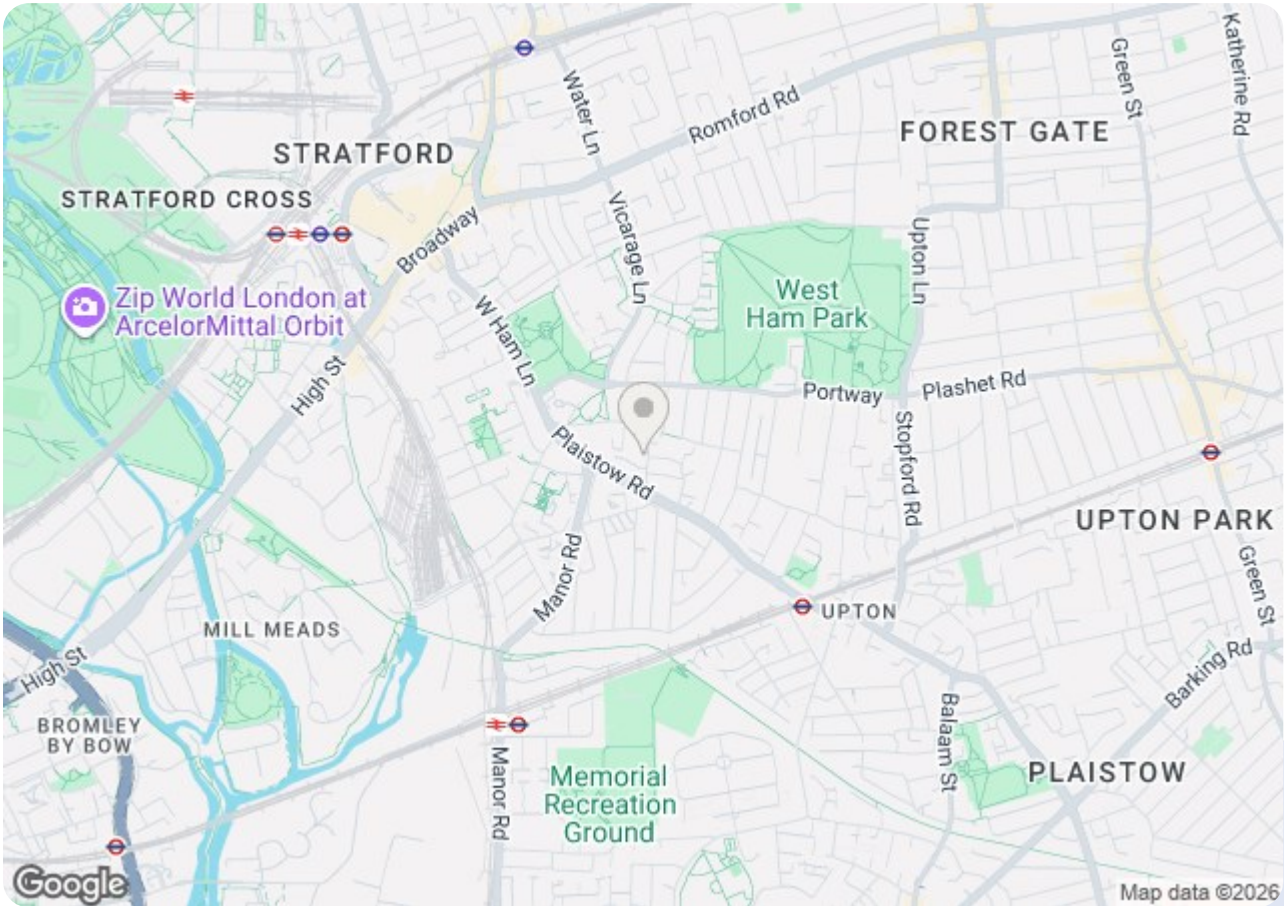
Ground Floor  
Approx 40 sq m / 429 sq ft




First Floor  
Approx 41 sq m / 439 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	