



## 1 bed apartment to buy in E12

Sherrard Road, London, E12 6UH

**£225,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

 EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

We are pleased to offer for sale, this good condition one bedroom Victorian conversion ground floor flat, situated in prime location of Manor Park directly off High Street North within 10 minutes walk to East Ham tube station & local shopping and transport facilities. Benefiting from: large reception, fitted kitchen, ground floor bathroom, double glazing, gas central heating (untested), large rear garden and good condition throughout. Ideal family home, early viewing highly recommended.

Entrance:- Via front garden leading to

hardwood door, to:-

Further internal hallway leading to

Large Reception: 11'5'x 9'36'

Double glazed bay window to front

aspect, high ceilings, radiator, power

points and laminate flooring to remain

Bedroom: 11'4' x 9'4'

Double glazed window to the rear

aspect, radiator, high ceilings and

laminate flooring.

Kitchen: 10'1' x 8'9'

Lino floor, part tiled walls, wall and base mounted units with roll top work surface incorporating sink with mixer tap and side drainer, gas cooker with hob.

Bathroom:

Tiled to the ceiling, 3 piece suite bathroom, extractor fan, double glazed window to the rear and wall mounted heater.

Rear Garden 30 ft

Landscaped

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 146

Price: Starting Bid £225,000

Property Type: Apartment

Parking: On Street

Year built: 1930

Construction materials: Brick and block

Roofing type: Slate tiles, Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid


Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	64
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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