

**80 Olive Road, London, E13 9PU**



**Offers in excess of £420,000**

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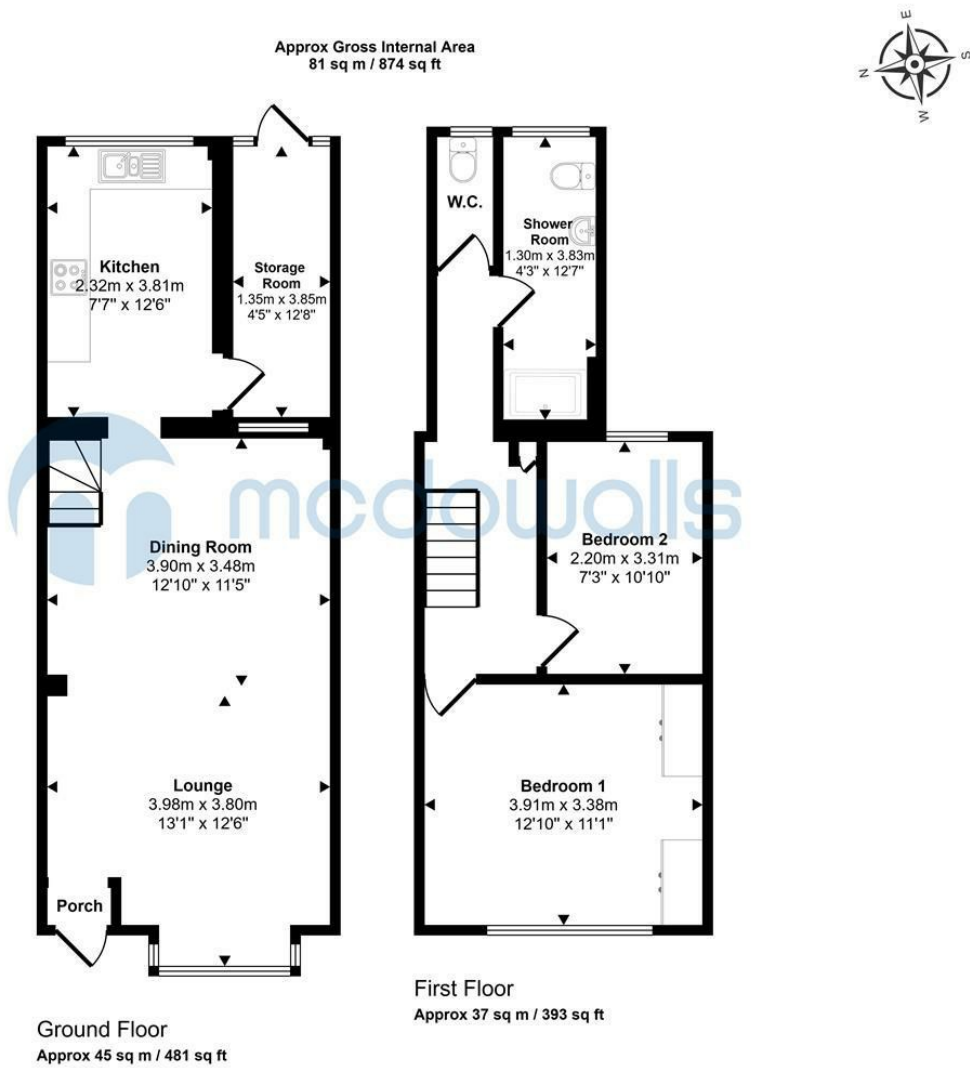
\*\*\* FREEHOLD \*\*\* CHAIN FREE \*\*\*

McDowalls are please to present to the market this 2 double bedroom property in the popular New City Estate portion of East Ham. A stones throw from both The Barking Rd & Green Street, Olive Road is a tidy tree lined residential avenue loved by all especially families as it is in the catchment zone for Brampton and other top performing schools.

The property benefits from two double bedrooms, a through lounge/dining area, fitted kitchen and a family bathroom on the 1st floor with an additional separate toilet. Externally the property offers a reasonable sized rear garden (Inc wooden sheds) and STPP offers further scope to extend into the loft. There is a paved rear garden with storage sheds.

LOCAL AUTHORITY - London Borough of Newham  
COUNCIL TAX - Band C (£1550 pa)  
WATER / SEWAGE - Mains  
GAS - Mains  
ELECTRIC - Mains  
EPC - Band E (Expires April 2034)  
PARKING - On Street With Permit

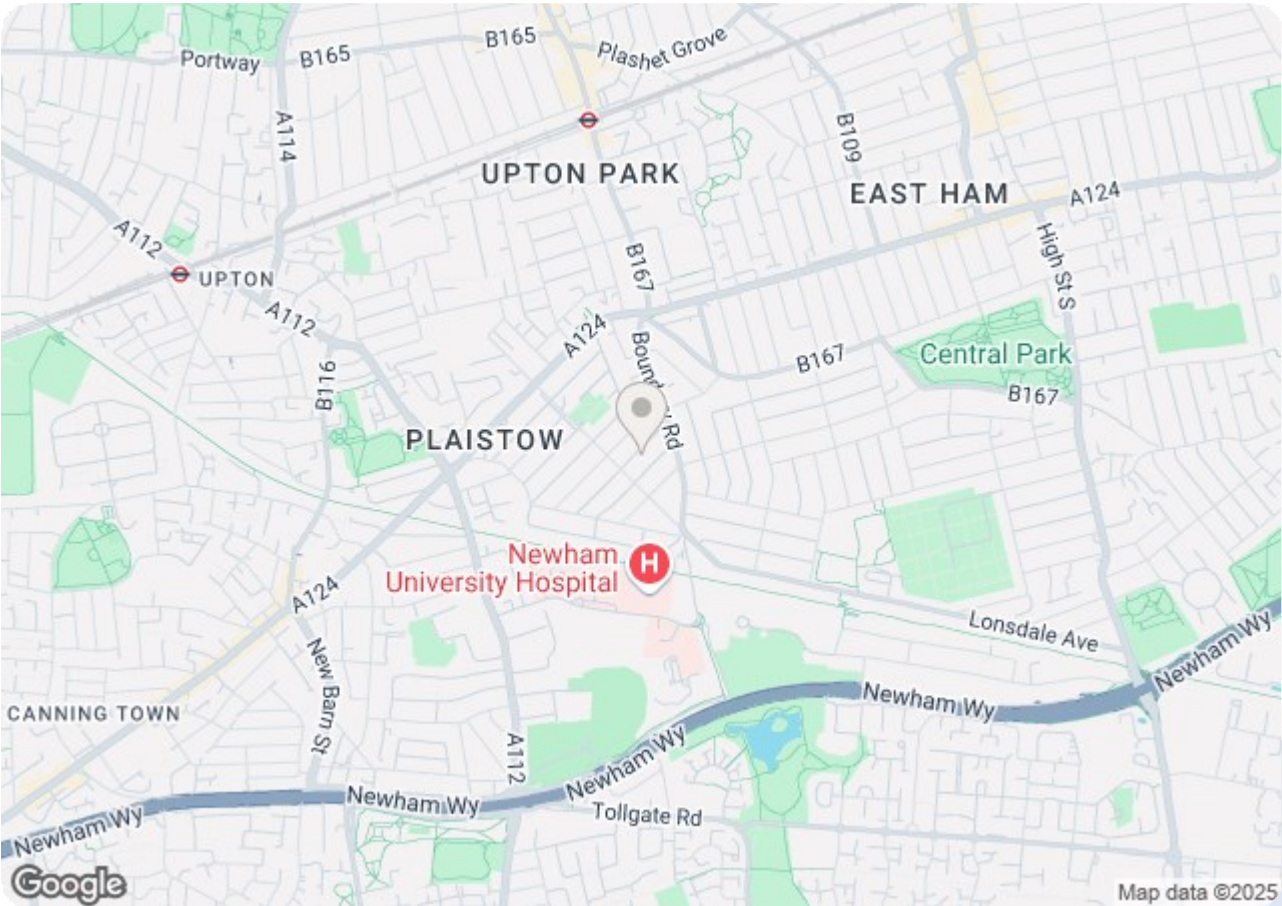
- Important Note
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
  2. We have been unable to verify certain information in particular none of the services or fixtures and fittings 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.



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>                            | <b>45</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  |

