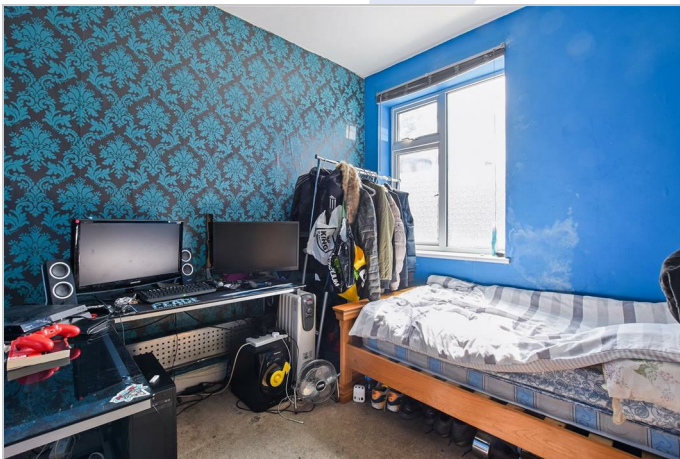


4 Mafeking Avenue, London, E6 3BH



Offers in excess of £450,000

4 Mafeking Avenue, London, E6 3BH

VIEWINGS HIGHLY RECOMMENDED!!!

McDowalls are delighted to offer to the market a three bedroom house, located on a quiet residential road, moments away from Central Park and Green Street. The current owner has extended to the rear including a brick built shed. Other benefits include 2 bathrooms, gas central heating, double glazing and well maintained garden.

Both East Ham and Upton Park Underground Stations (Hammersmith & City and District Lines) are a short distance away. The property provides a rare opportunity to purchase a great family home.

EPC - BAND D (Expires July 2029)

LOCAL AUTHORITY - London Borough of Newham

COUNCIL TAX - BAND C (£1532 pa)

PARKING - On Street With Permit

GAS - Mains

ELECTRIC - Mains

Important Note

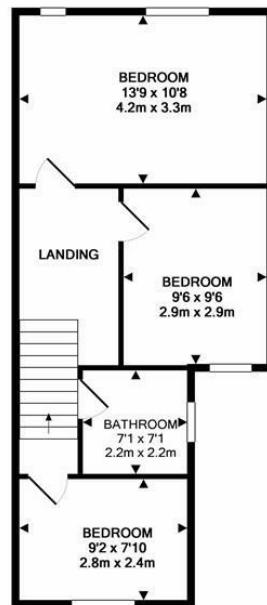
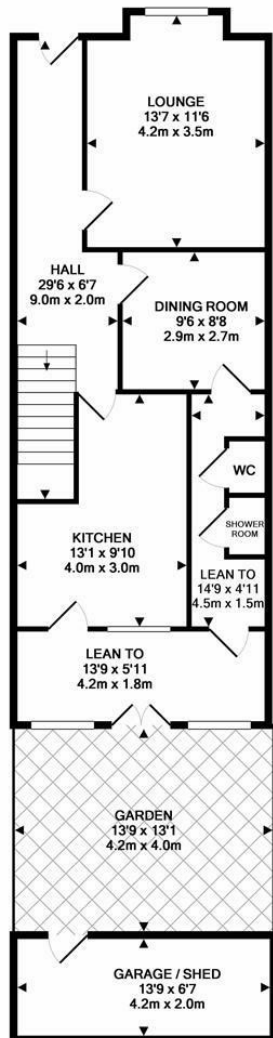
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.

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 floorplan 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.



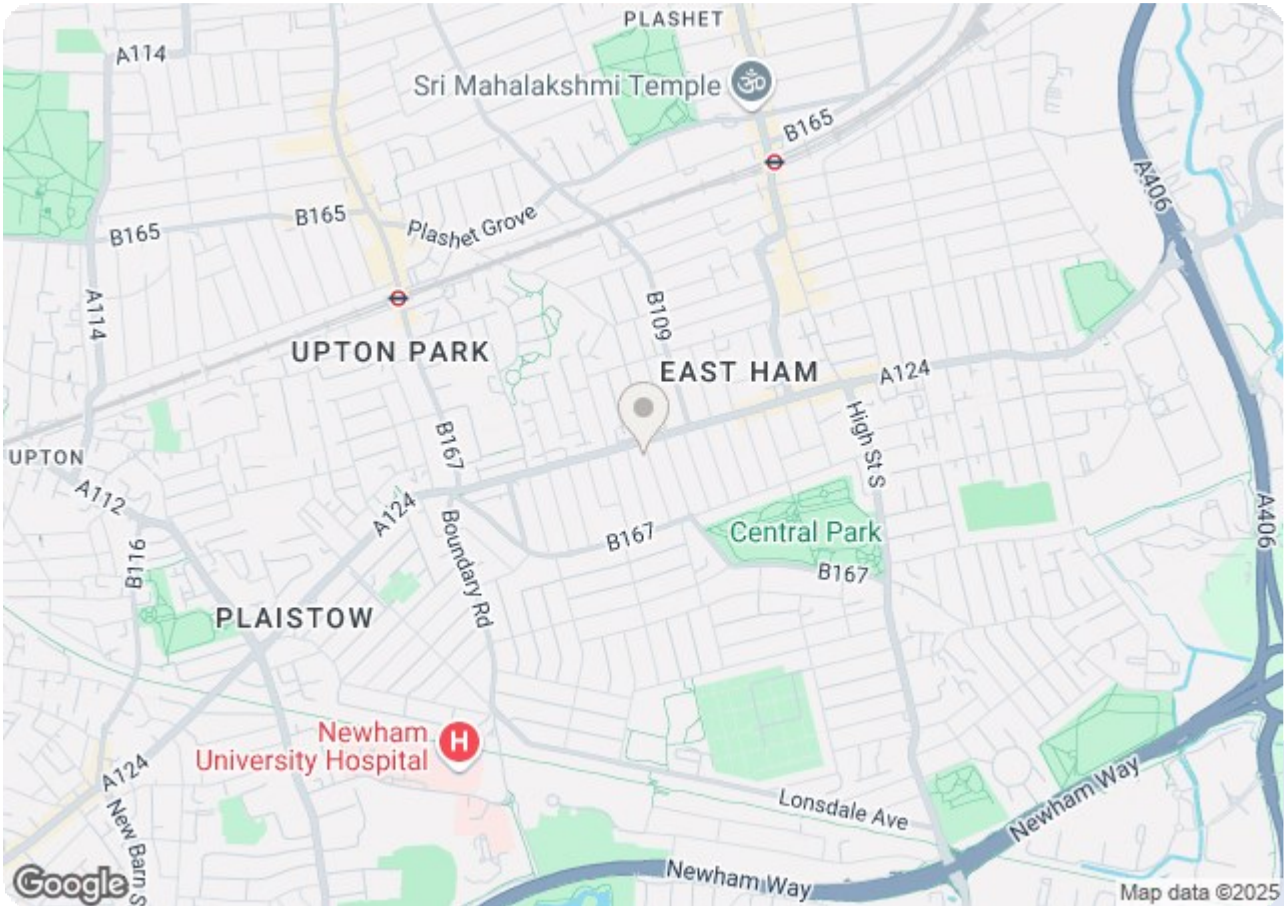
4 MAFEKING AVENUE EAST HAM E6 3BH
TOTAL APPROX. FLOOR AREA 1331 SQ. FT. (123.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2019



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	84
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		
	57	81
England & Wales	EU Directive 2002/91/EC	

