

1 Eustace Road, London, E6 3NE



Offers in the region of £675,000

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McDowalls are delighted to offer to the market an immaculate four bedroom property (3 bedrooms on the 1st Floor + 1 bedroom on the Ground Floor), corner plot / end terrace house on the highly desired Central Park Estate. The property covering nearly 1200sqft benefits from gas central heating, double glazing and downstairs WC & shower room, large double reception / dining area leading to the extended open plan kitchen.

Garden has a well appointed office / gym space built, ideal for those professionals working from home requiring a quiet space for an office.

High class decoration means that you could just move straight in Don't miss this little gem!

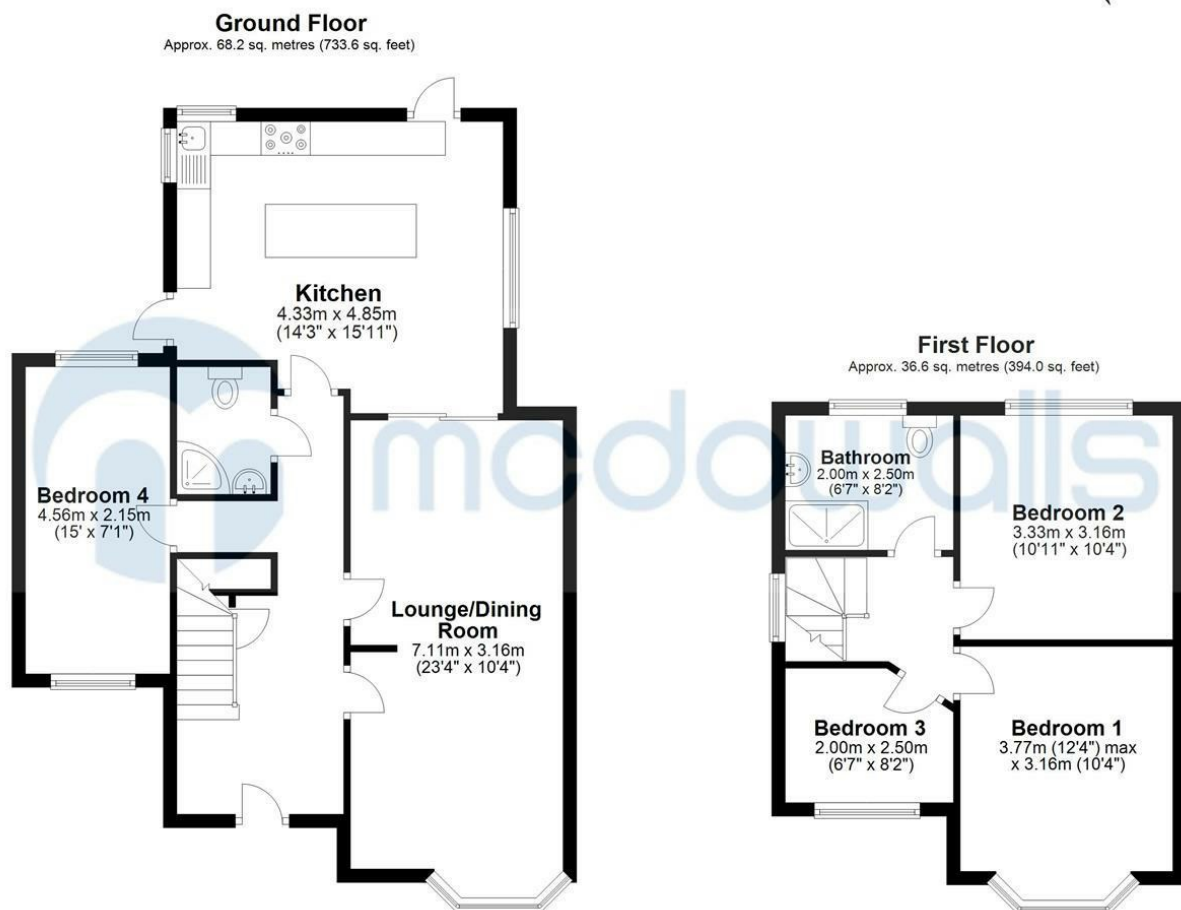
Council Tax - Band C (£1400pa)

EPC - Band D (Expires 2032)

Don't forget to check out the 360 virtual tour!!

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.

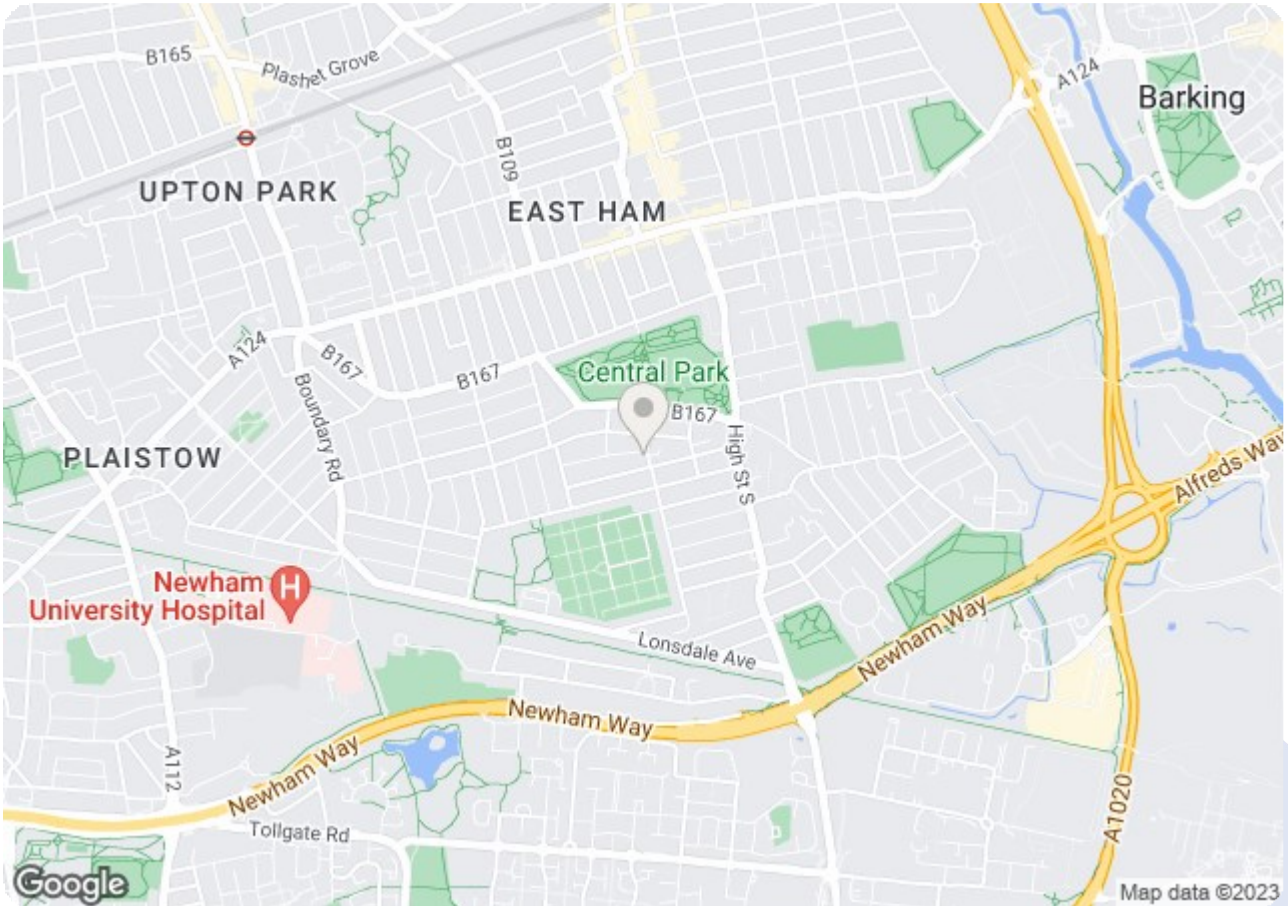


Total area: approx. 104.8 sq. metres (1127.6 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



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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 | | |
| (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 | |

