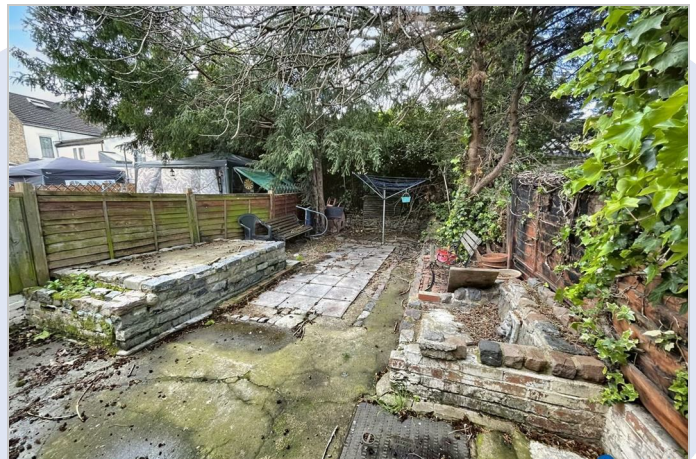


**89 West Road, London, E15 3PX**



**Asking price £557,500**

# 89 West Road, London, E15 3PX

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

McDowalls are pleased to present this tidy 3 bedroom / 2 reception house on West Rd in the West Ham area of East London. Built on a superb residential road in the E15 postcode with Plaistow Tube Station & West Ham Park both within a few minutes walk. The open space that is West Ham Park is at the end of the road offering outdoor fun for all the family and further amenities are close by. Plaistow Tube Station on the District Line is less than 1/2 mile walk (10 minutes).

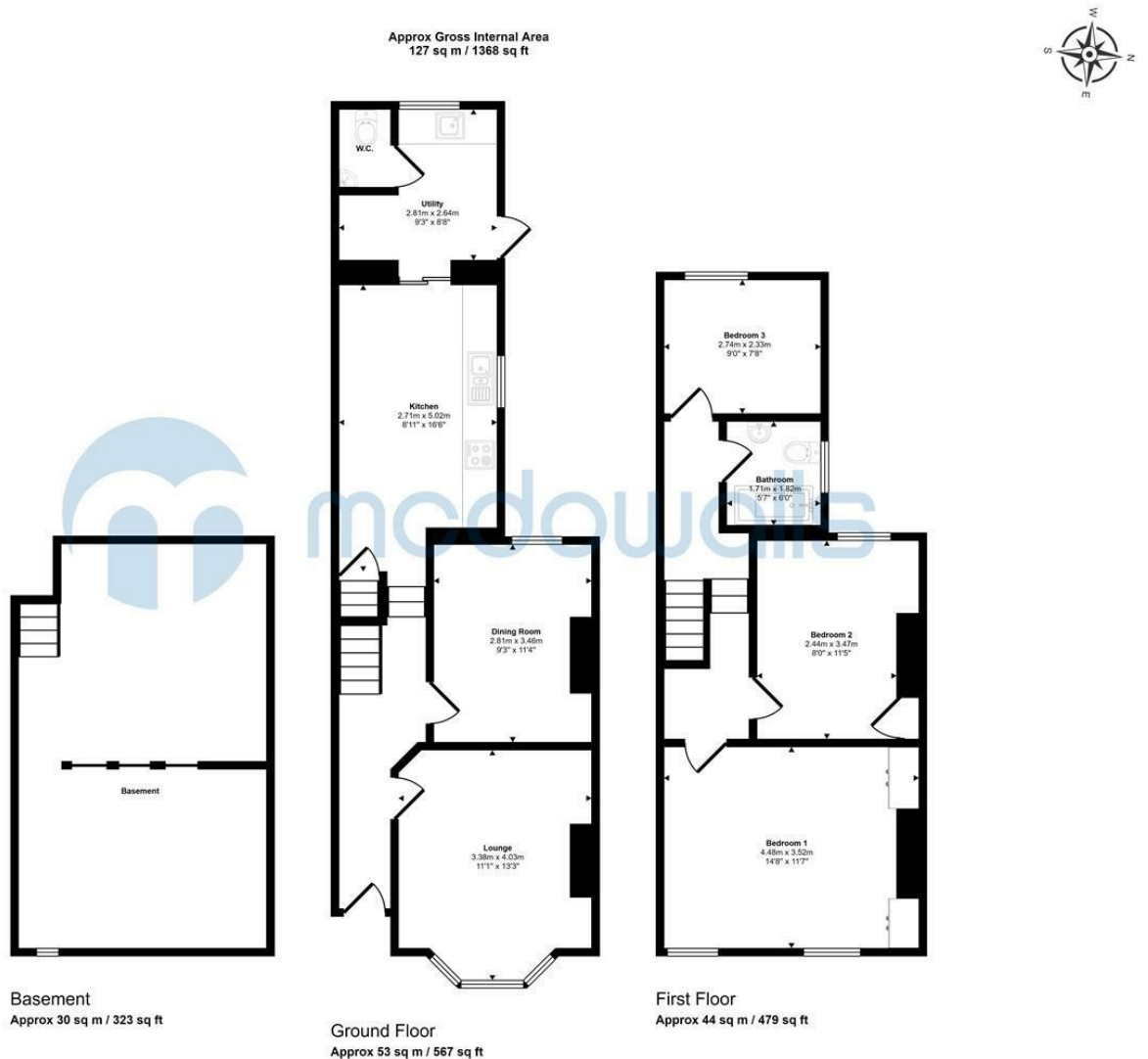
Great family home opportunity for both 1st time buyers & BTL investors alike.

Viewings a must - 1st to see will fall in love!

Heating - Gas Central Heating System  
EPC - D (Expires 2032)  
Council Tax - Band C - £1550pa

### Important Note

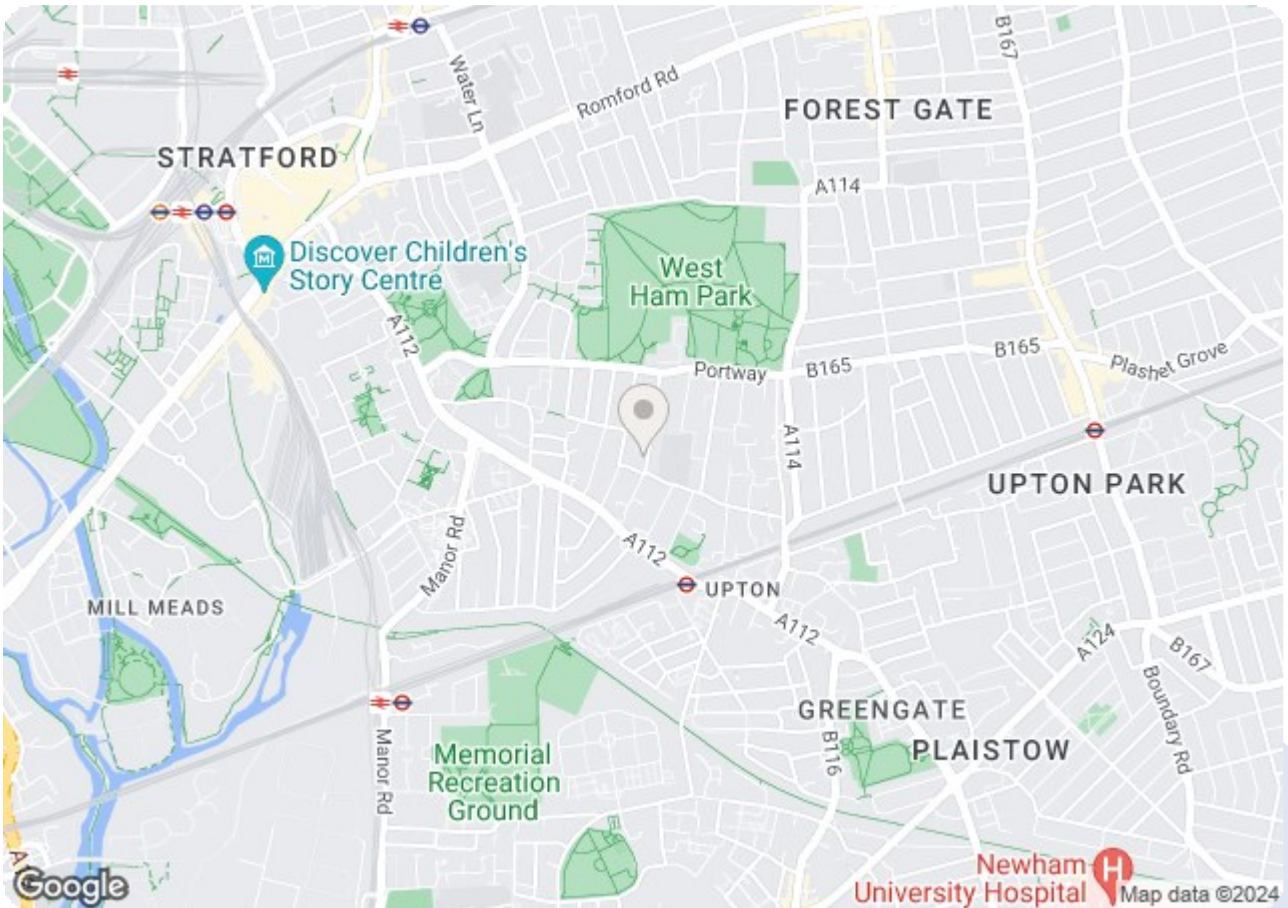
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central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



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>	<b>68</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	

