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4 Barking Road, East Ham, E6 3BP



Asking price £1,100,000

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** FREEHOLD SOLD WITH VACANT POSSESSION **
** VIEWINGS BY APPOINTMENT ONLY **

McDowalls are excited to bring to market this freehold property prominently located on the ever popular Barking Road. The building comprises a large ground floor commercial unit with basement and two comfy 2-bedroom flats above. An ideal opportunity for investors, landlords or owner occupiers looking for a mixed use asset. Sold with vacant possession.

4 Barking Road - £1,100000 (One Million & One Hundred Thousand)
Mixed Use Property

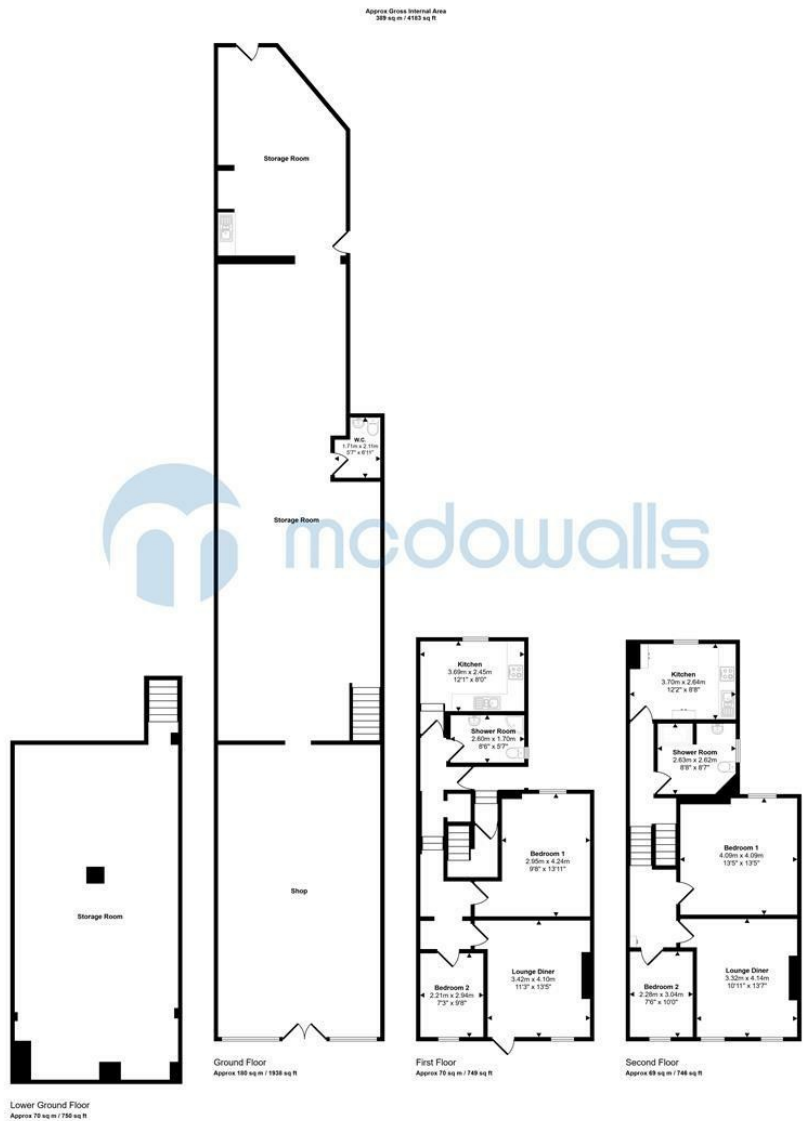
Commercial With Basement
2 x 2 Bed Flats With Separate Entrance On Central Park Rd

4 Barking Rd
Commercial Unit With Basement
MAINS SERVICES - Electric/Water
COUNCIL - London Borough Of Newham
BUSINESS RATES - RV £24000
EPC - TBC

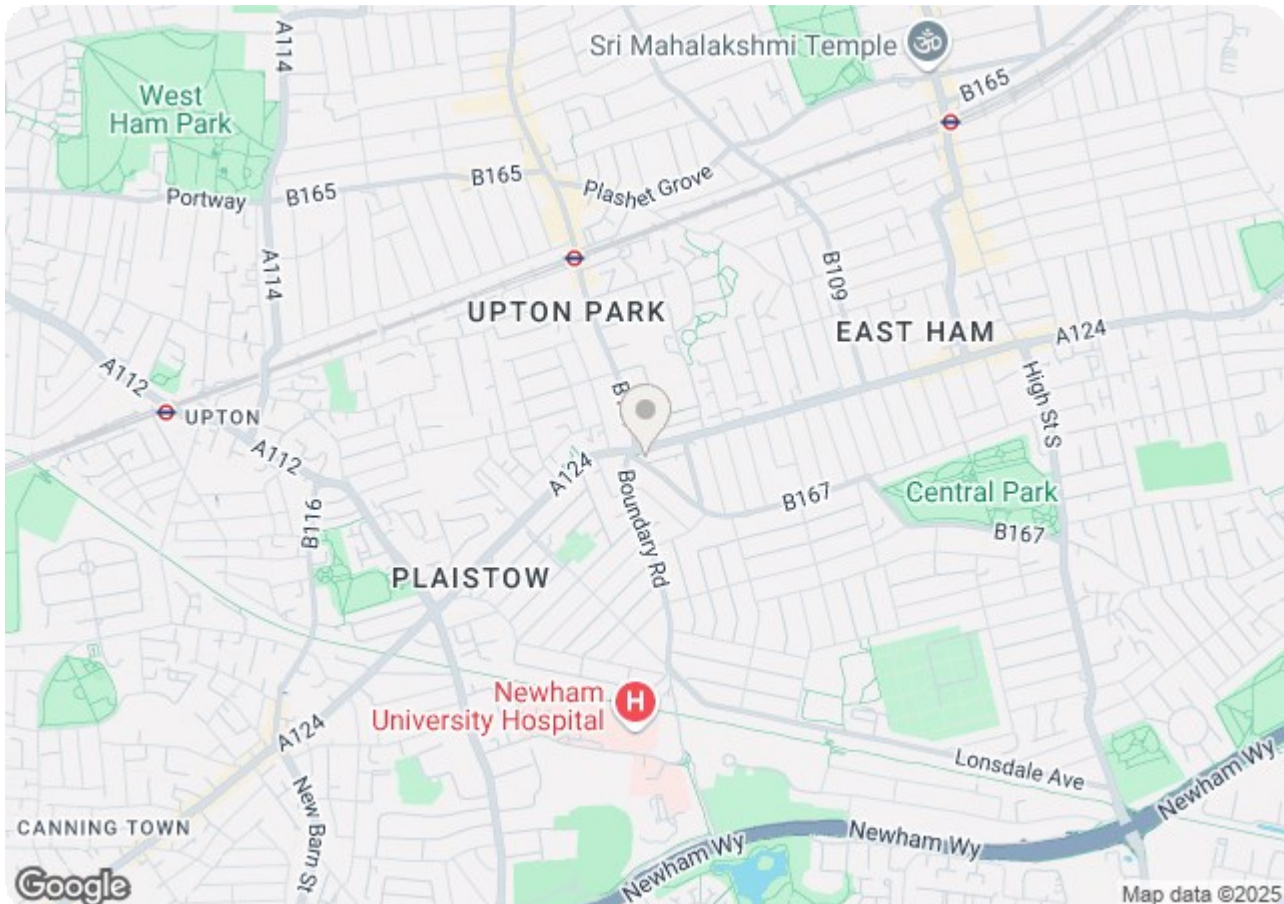
4a Barking Rd
2 Bedroom Flat / Lounge / Shower Room / Kitchen
MAINS SERVICES - Electric/Water/Gas
COUNCIL - London Borough Of Newham
Council Tax - Band B (£1443 pa)
EPC - Band C (Expires May 2033)
PARKING - On Street With Permit


4b Barking Rd
2 Bedroom Flat / Lounge / Shower Room / Kitchen
MAINS SERVICES - Electric/Water/Gas
COUNCIL - London Borough Of Newham
Council Tax - Band B (£1443 pa)
EPC - Band C (Expires May 2033)
PARKING - On Street With Permit


- NB
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 regards planning



This floor plan is only for illustrative purposes and is not to scale. Measurements of rooms, plots, vehicles, and any items are approximate and no responsibility is taken for any error, omission or misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Blueprints 360.



| 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 |  |