

80 Olive Road, London, E13 9PU



Offers in excess of £400,000

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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

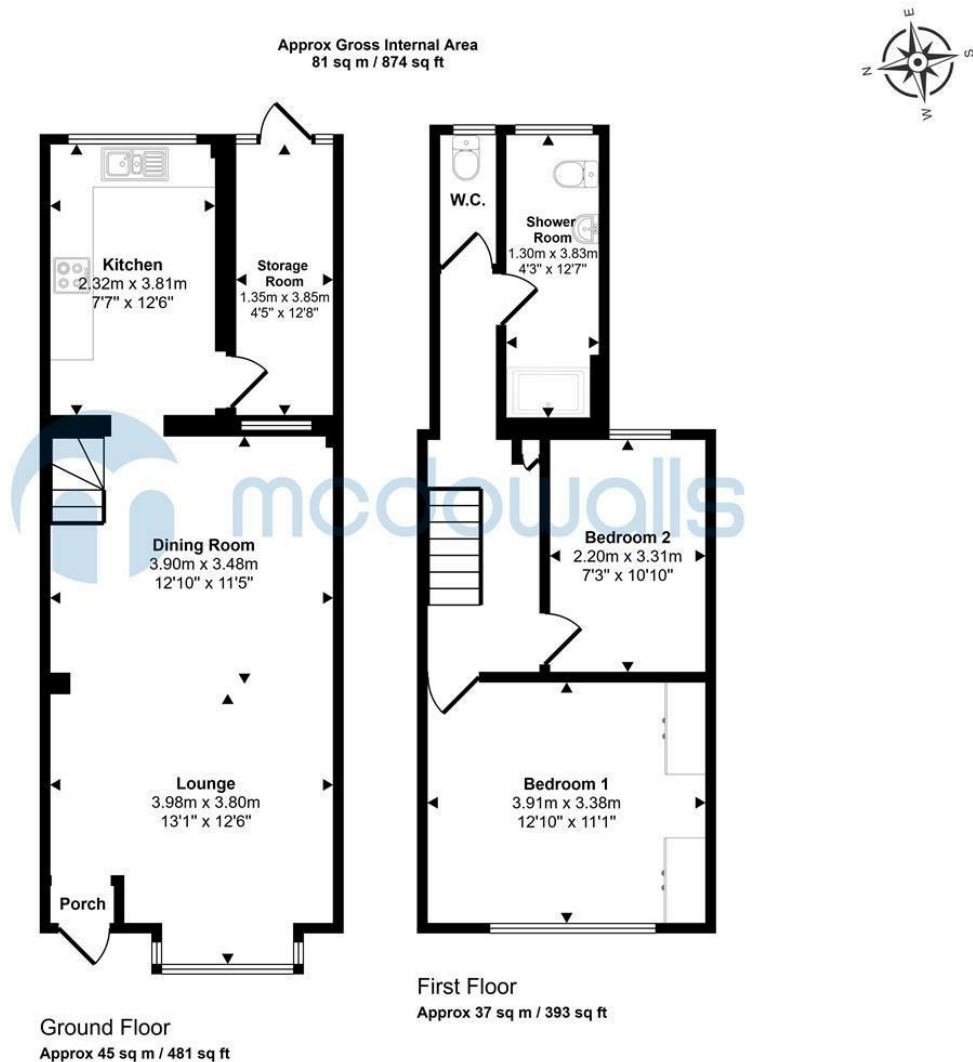
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.

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.

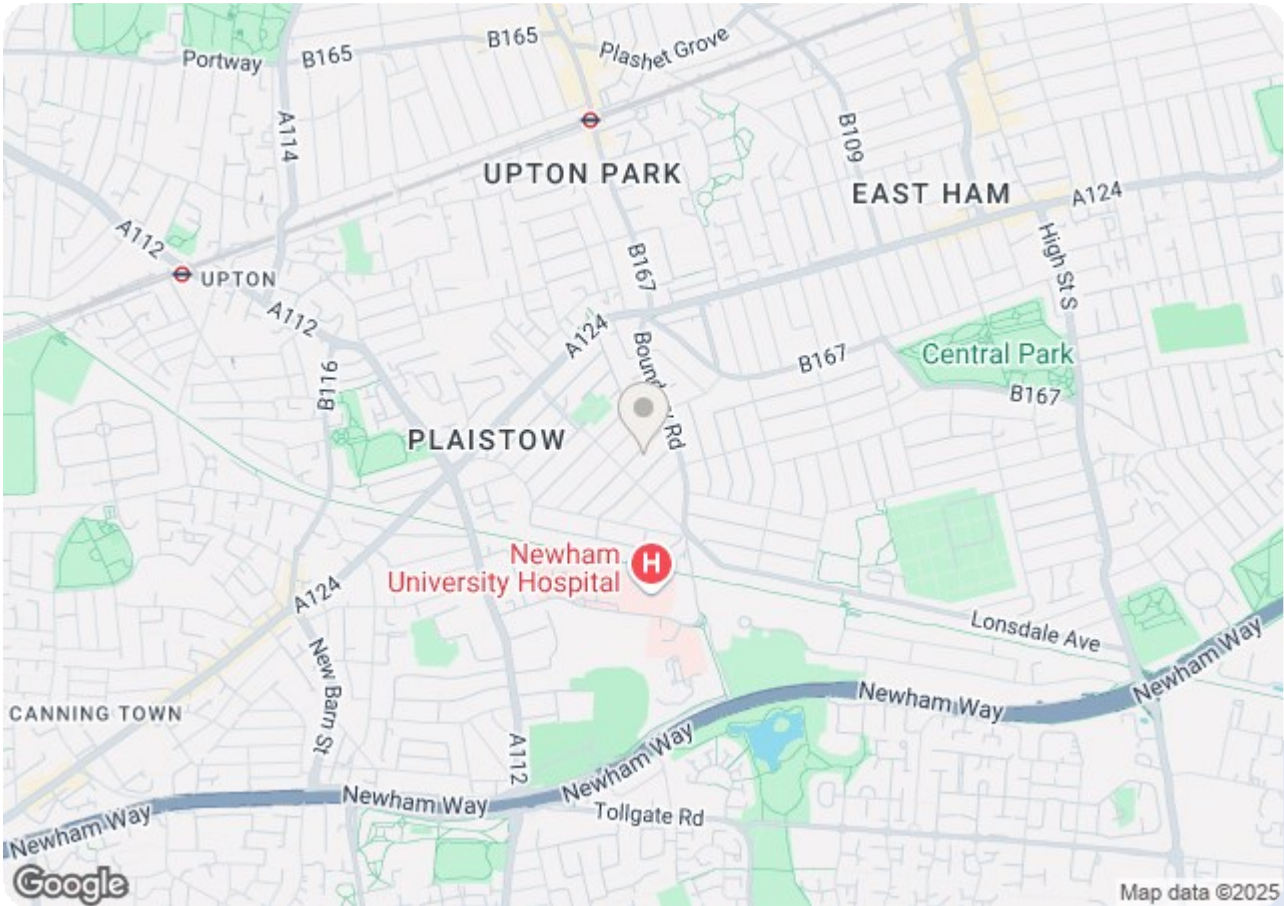
4. All floor plan measurements are approximate and for illustration purposes only.


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.

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	45	
(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	