

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

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

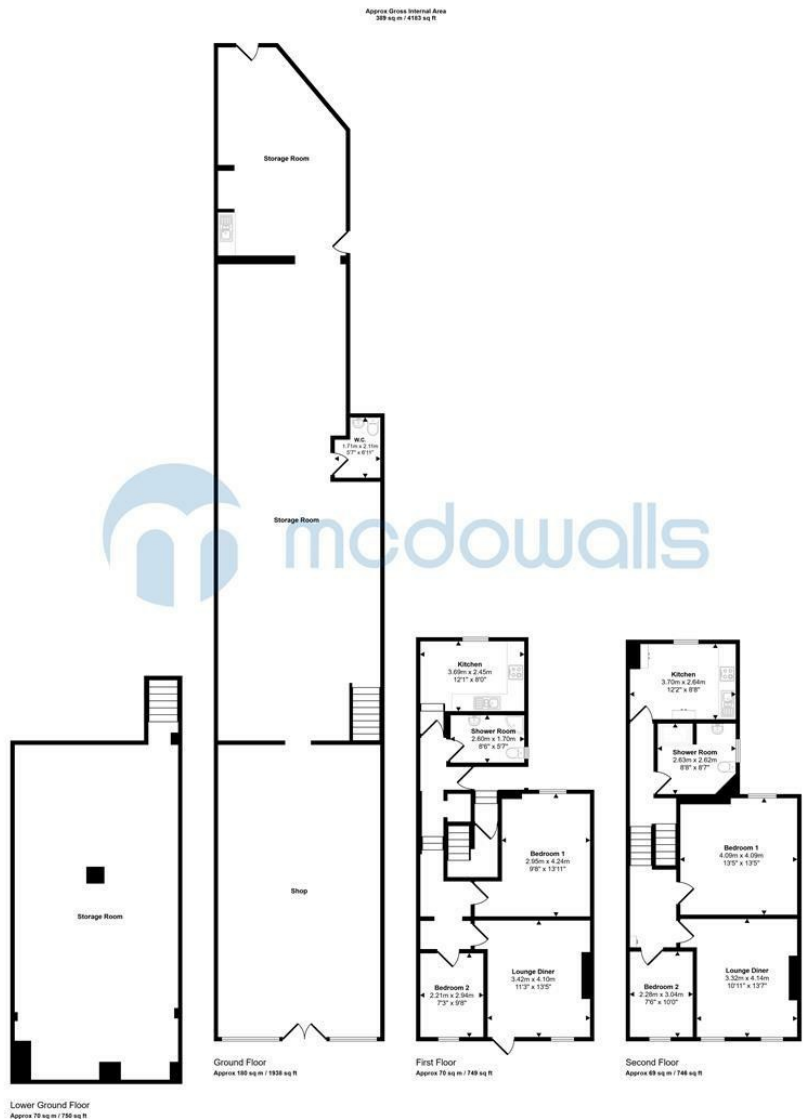
Commercial With Basement
2 x 2 Bed Flats With Separate Entrance On Central Park Rd

4 Barking Rd
Commercial Unit With Basement
MAINS SERVICES - Electric/Water
COUNCIL - London Borough Of London
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 London
Council Tax - Band B (£1443 pa)
EPC - Band C (Expires May 2033)
PARKING - On Street With Permit

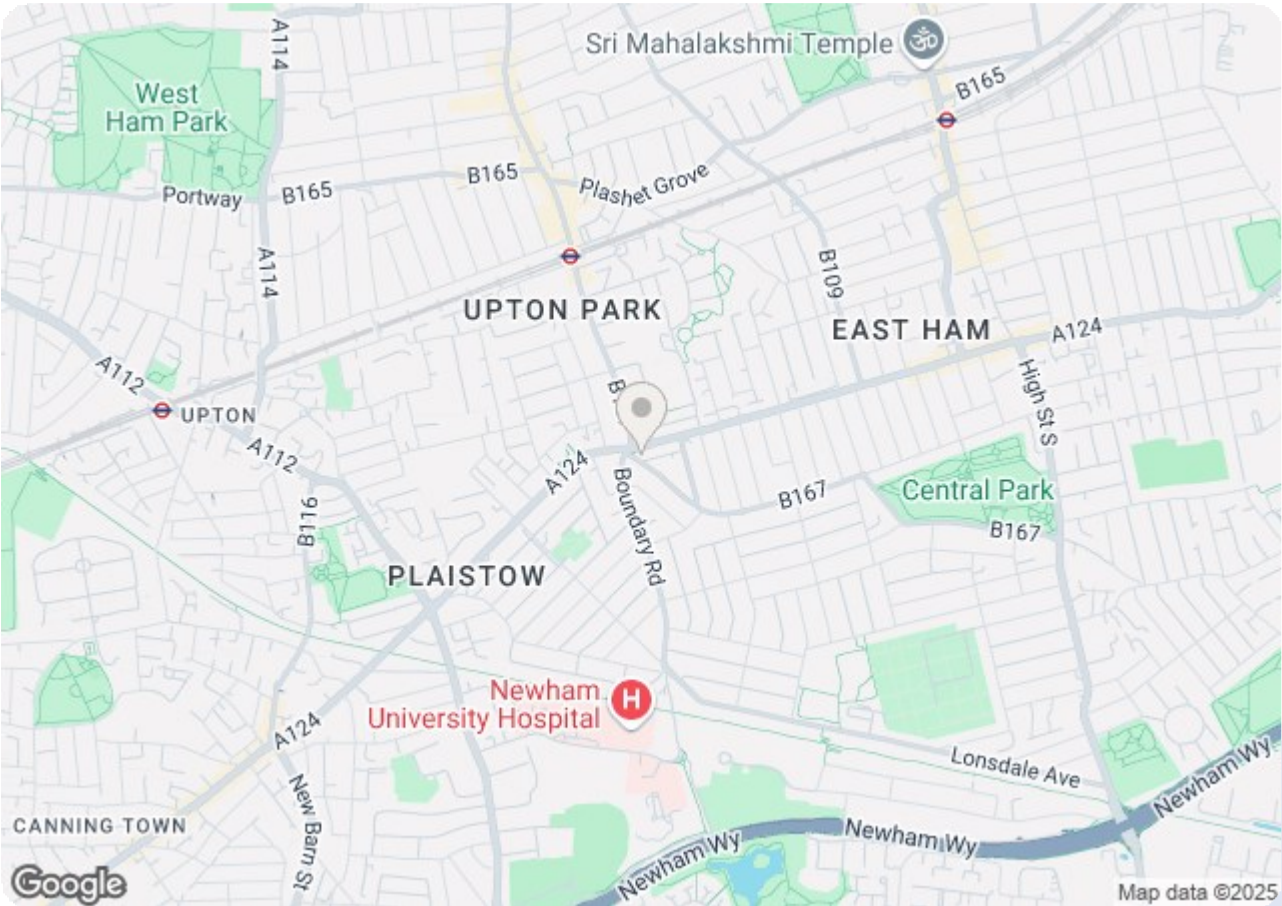
4b Barking Rd
2 Bedroom Flat / Lounge / Shower Room / Kitchen
MAINS SERVICES - Electric/Water/Gas
COUNCIL - London Borough Of London
Council Tax - Band B (£1443 pa)
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NB
1. These particulars are prepared for guidance purposes only. They are intended 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.



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.

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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		
	72	
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	