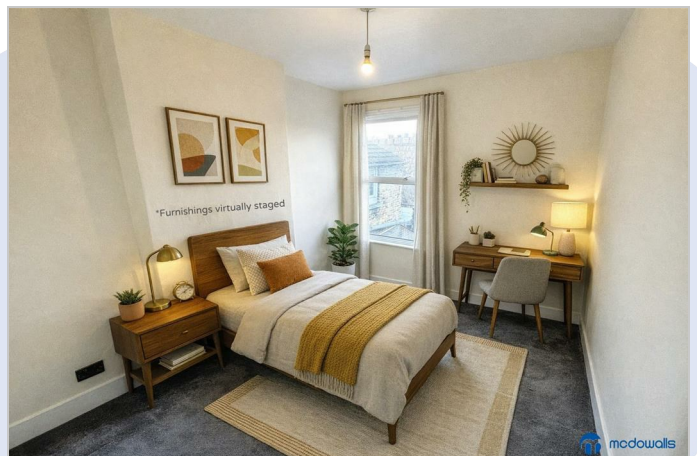


33 Carson Road, London, E16 4BD



Asking price **£275,000**

33 Carson Road, London, E16 4BD

*** LEASEHOLD // VACANT POSSESSION ***

McDowalls are excited to present this newly decorated, 3 bedroom, first floor flat located on Carson Road in Canning town. This well proportioned property is carpeted throughout the main living areas, offering a spacious lounge, separate kitchen & family bathroom. Further benefits include good natural light and a private, easy maintenance garden. A brilliant home ready for for 1st time buyers and investors alike!

Tenure - Leasehold

Lease - 189 Years (140 years remaining)

Ground Rent - £22 per annum

Service Charge (Building Insurance) - Circa £700 per annum

EPC - Band D

Council - LB Newham

Council Tax - Band B (£1443 per annum)

Parking - Street parking with permit

Water / Sewage - Mains

Gas - Mains

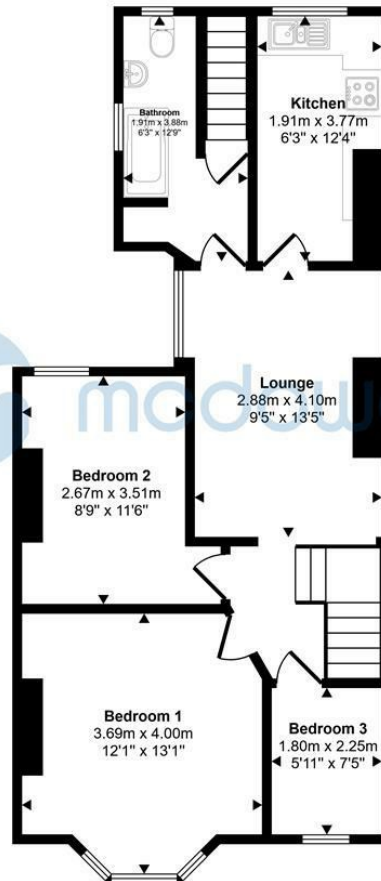
Electric - Mains

NB - This property is receiving treatment for Japanese Knotweed on a 5 year plan. The plan is fully paid up & transferable to the new owner upon completion.

Important Note

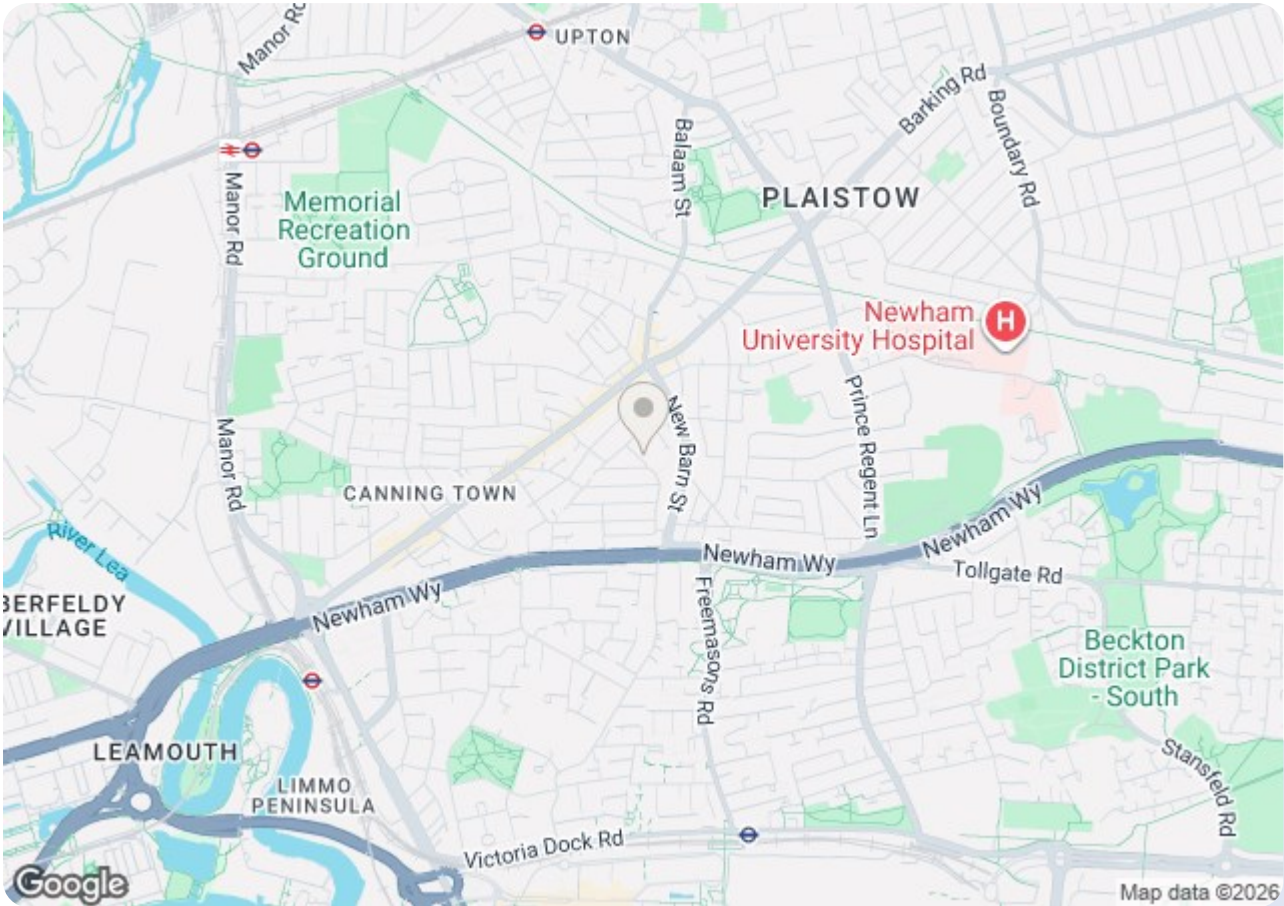
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central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


Approx Gross Internal Area
61 sq m / 652 sq ft



First Floor

54/56 Barking Road
 East Ham, London E6 3BP
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 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	58	
(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	