

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (82-100) A	
(81-91) B		(61-81) B	82
(69-80) C		(50-60) C	
(55-68) D	66	(39-49) D	68
(39-54) E		(29-38) E	
(21-38) F		(11-28) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Vicarage Lane, Stratford, E15

Freehold commercial unit | Accommodation above | Basement level | Rear garden | Large 1 bedroom flat above | Popular location | Ideal investment |

Guide Price: £450,000 - £500,000

Hunters 397 Roman Road, Bow, London, E3 5QS | 020 8880 6660
bow@hunters.com | www.hunters.com

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DISCLAIMER
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate



Vicarage Lane, Stratford, E15

This unique opportunity awaits. Hunters offers you a large shop on the ground floor with basement and a larger than average one bedroom flat on the first floor. Located within minutes' walk to Stratford City including transport links and Westfield Shopping Centre.

Shop: On the ground floor, with two separate back rooms and a kitchen and own use of garden.

First Floor Flat: You have your own front door with bright, spacious and large living accommodation.

SHOP

8.15m (26' 9") X 3.68m (12' 1")

BACK ROOM

4.01m (13' 2") X 2.64m (8' 8")

KITCHEN

1.83m (6' 0") X 1.60m (5' 3")

WC

Low level WC, hand wash basin.

STORAGE

1.93m (6' 4") X 1.55m (5' 1")

ROOM

3.48m (11' 5") X 1.55m (5' 1")

BASEMENT

7.70m (25' 3") X 4.42m (14' 6")

FIRST FLOOR FLAT

KITCHEN

3.71m (12' 2") X 2.79m (9' 2")

Double glazed window to rear, gas cooker, stainless steel sink with drainer, radiator.

BATHROOM

2.79m (9' 2") X 2.06m (6' 9")

Double glazed window to rear, bath with shower, hand wash basin, radiator.

BEDROOM

4.01m (13' 2") X 3.07m (10' 1")

Double glazed window to rear, radiator, carpet.

LOUNGE

4.65m (15' 3") X 3.84m (12' 7")

Double glazed window to rear, radiator, carpet.

OPENING HOURS

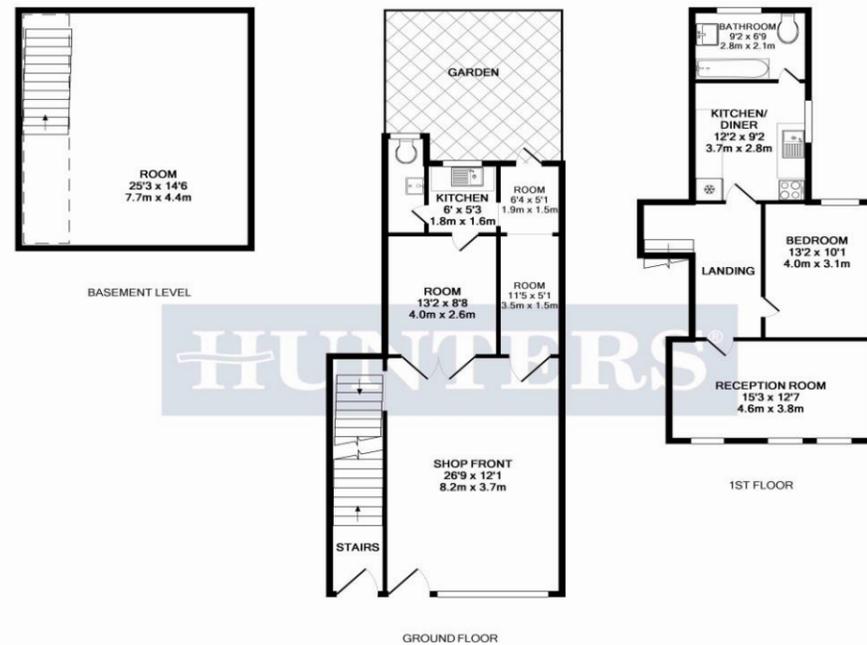
Monday - Friday: 9.00am - 6.30pm

Saturday: 9.30am - 3.00pm

Sunday: closed

FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.



TOTAL APPROX. FLOOR AREA 1444 SQ. FT. (134.1 SQ. M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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