

## **26 Blaney Crescent, London, E6 6BA**



**Offers in excess of £350,000**

# 26 Blaney Crescent, London, E6 6BA

\*\*\* Leasehold (108 Years) \*\*\*  
\*\*\* Chain Free \*\*\*  
\*\*\* 360 Virtual Tour \*\*\*

McDowalls are pleased to present this 3 bedroom purpose built ground floor flat on a very sought after road just off High Street South. Within a very short walk of both High Street South & the open spaces of Gooseley's Playing Fields.  
Property has just had a full redecoration and thus any buyer could either move straight in OR offer for rent from day one.  
The property benefits from double glazing and gas central heating and private gardens front & back!  
Potential of being a great family home or solid BTL investment property!

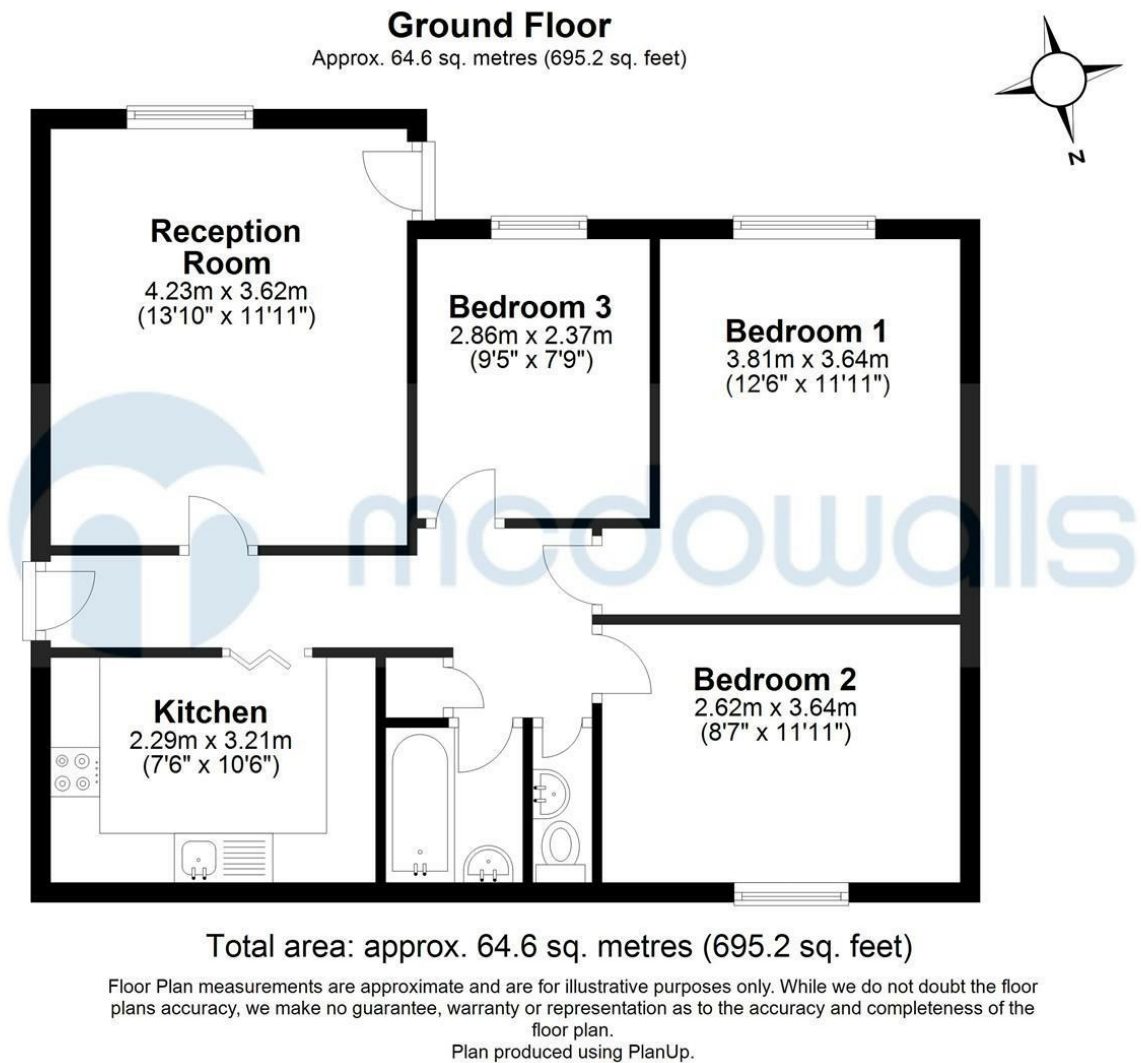
Lease - 125 Years From 2004 (108 Remaining)  
Service Charge - £1000 pa  
Ground Rent - £10  
EPC - C  
Council Tax - Band B - £1141 pa

Virtual Tour <https://www.reevo360.com/uploads/property/w14q7nsdx31wc5p8qi65xv9rj7y7pnxjuyuv91ojev2t44as7wcmisigq7tew1/>

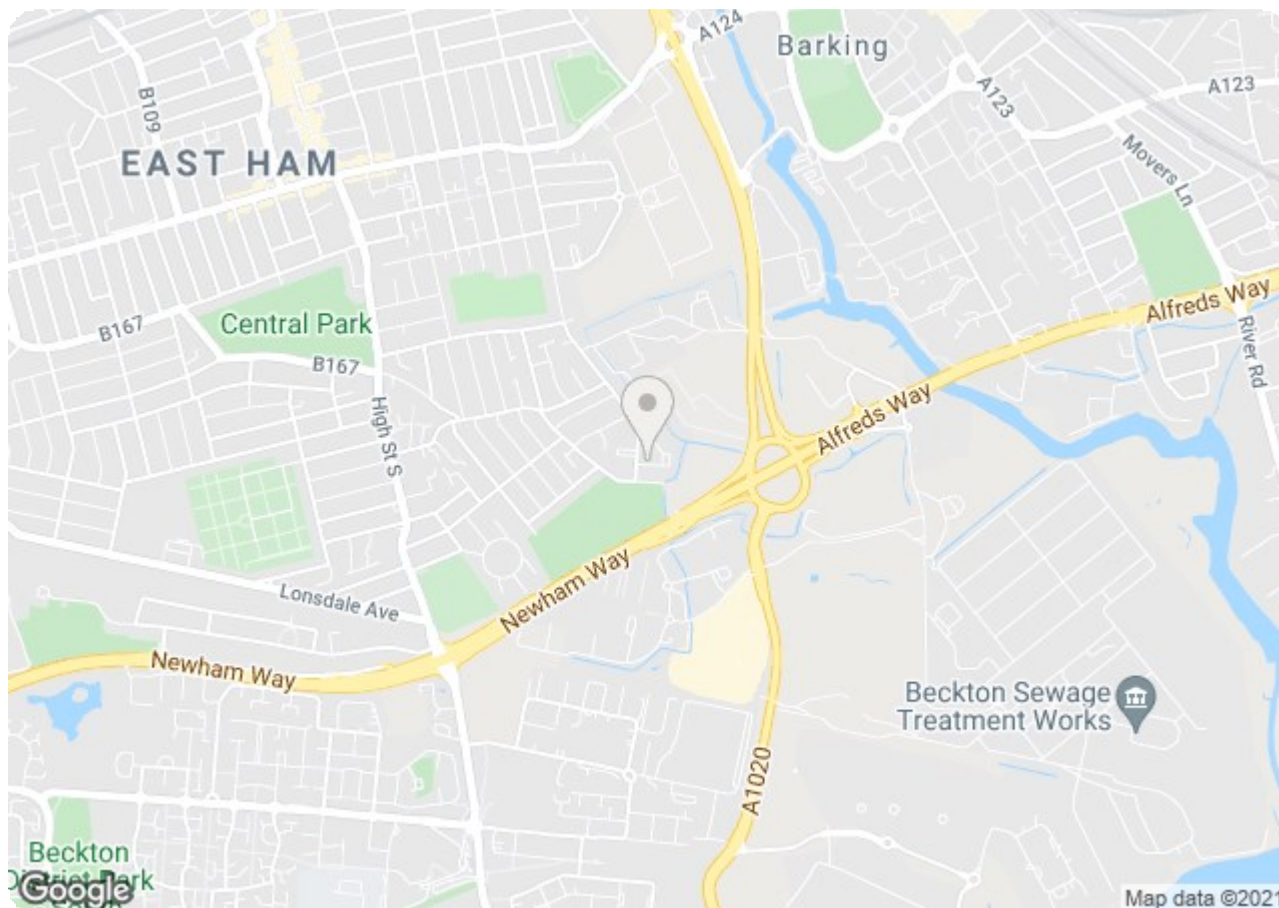
Marketing Video  
<https://fb.watch/8CAkgVUThr/>


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- 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	