

## 13 Harcourt Road, London, E15 3DX



**Offers in excess of £485,000**

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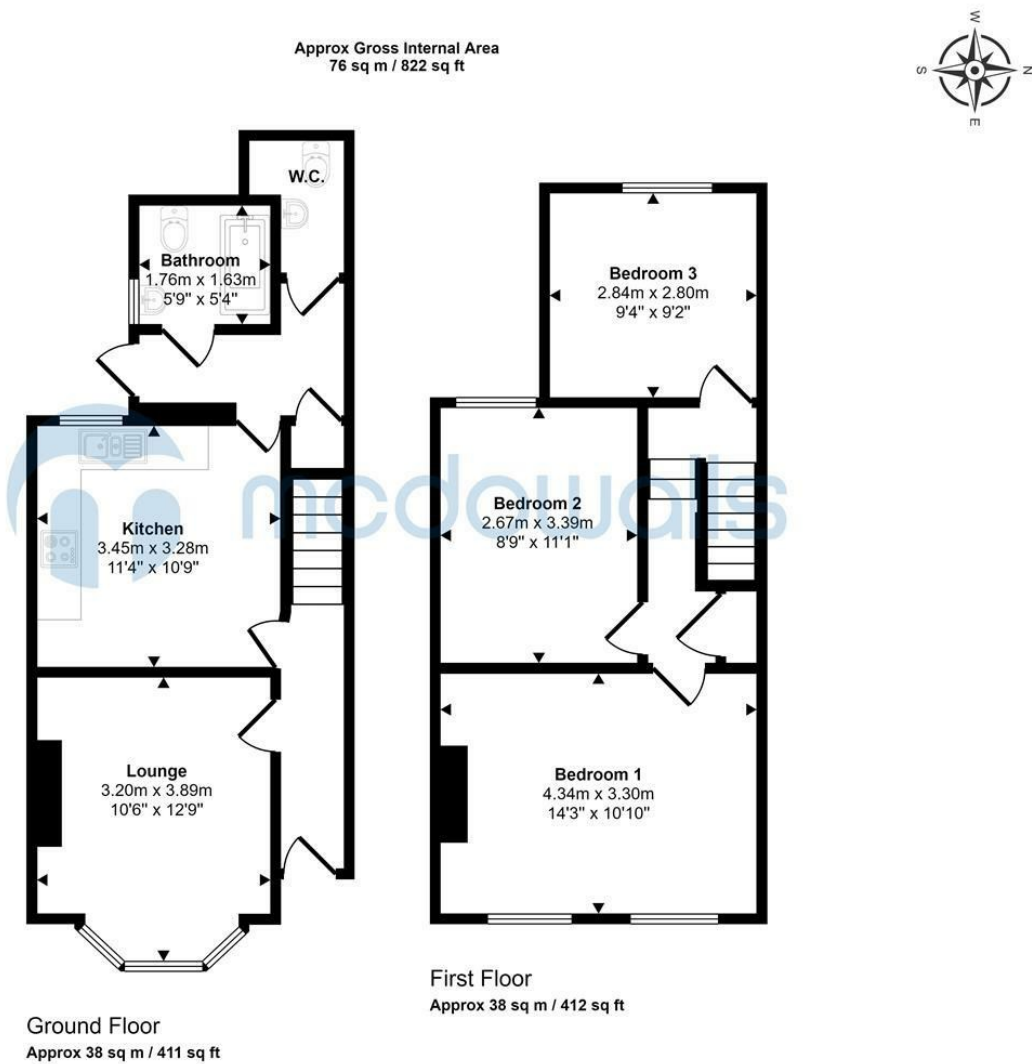
\*\*\* FREEHOLD \*\*\* \*\*CHAIN FREE \*\*\*

McDowalls are pleased to offer to the market this 3 bed mid-terraced house, located on a quiet residential street just off New Plaistow Road. The property is close to local amenities and only a 10 minute walk from Plaistow tube station (District Line). This property features 3 nicely sized 1st floor bedrooms with a ground floor bathroom with a separate WC. Low maintenance garden area to the rear. The property has also undergone a recent full internal redecoration.

Ideal 1st time buyer purchase OR BTL investment

Tenure - Freehold  
Council Tax - Band C (£1450pa)  
EPC - Band D  
Utilities - Mains Water / Gas (GCH) / Electric

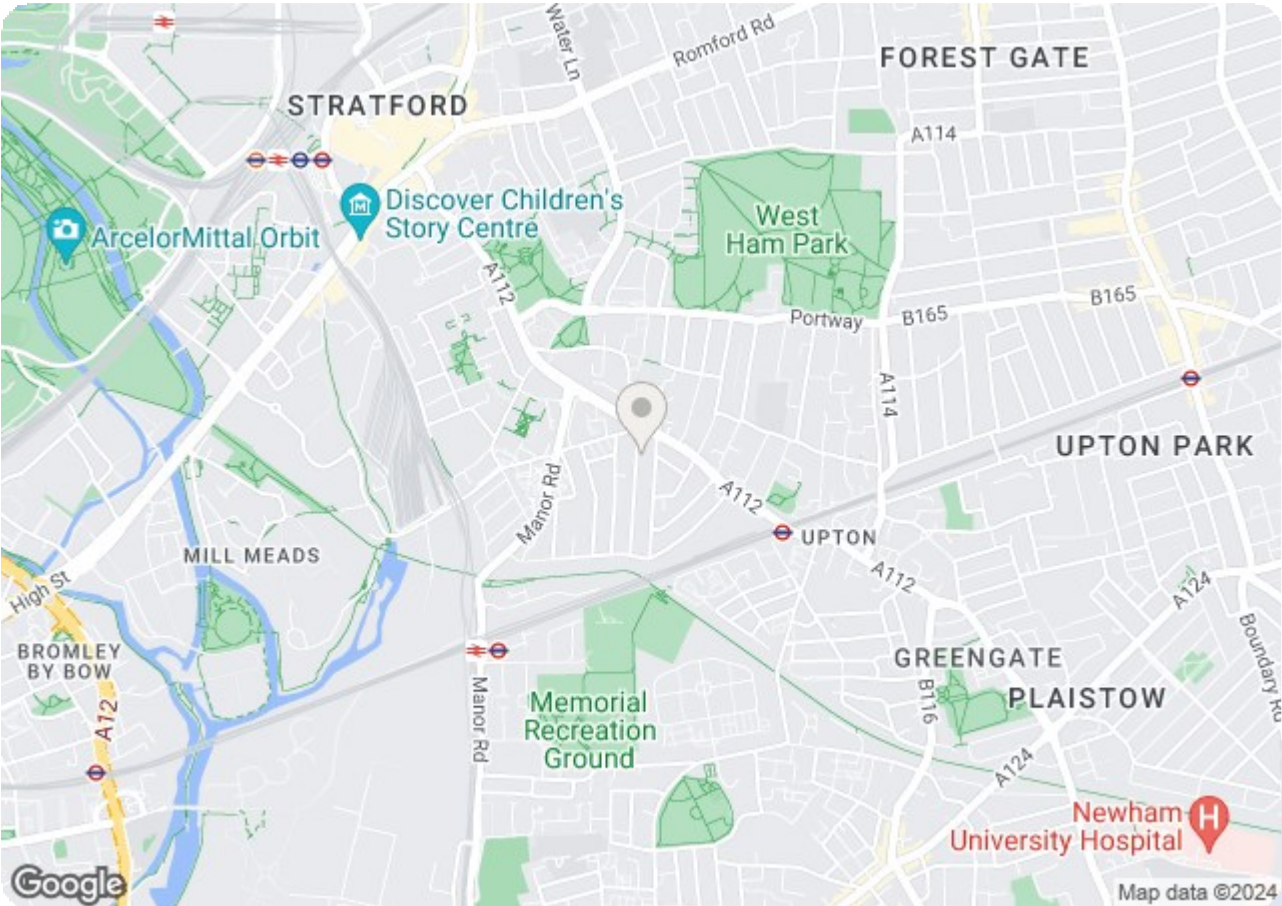
- Important Note
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
  2. We have been unable to verify certain information in particular none of the services or fixtures and fittings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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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	