

PROFESSIONALS IN PROPERTY SINCE 1880



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

Flat 53 Chandler Court 100 Axe Street, London, IG11 7FD



£1,600 Per month

*** EARLY VIEWINGS RECOMMENDED ***

McDowalls are pleased to present to the market this two bedroom flat, located on the fifth floor of a modern mid-rise apartment block. With the convenience of a brisk walk to Barking Station, you are provided with easy access to Central London and other transport links. Abbey Leisure Centre is a road away as well as a local Lidl and Asda Superstore. Barking Market is another popular local amenity.

The property benefits from two bedrooms, with the larger bedroom featuring a built-in wardrobe - as well as a connected balcony... A spacious through lounge/dining area, fitted kitchen supplied with white goods and bathroom including a full-size tub with over tub shower and storage cabinet.

Externally the apartment complex offers a lift service to all five floors as well as communal gardens and a children's play area.

LICENSED FOR 3 PEOPLE

PARKING - No Onsite Parking Available

LOCAL AUTHORITY - London Borough of Barking & Dagenham

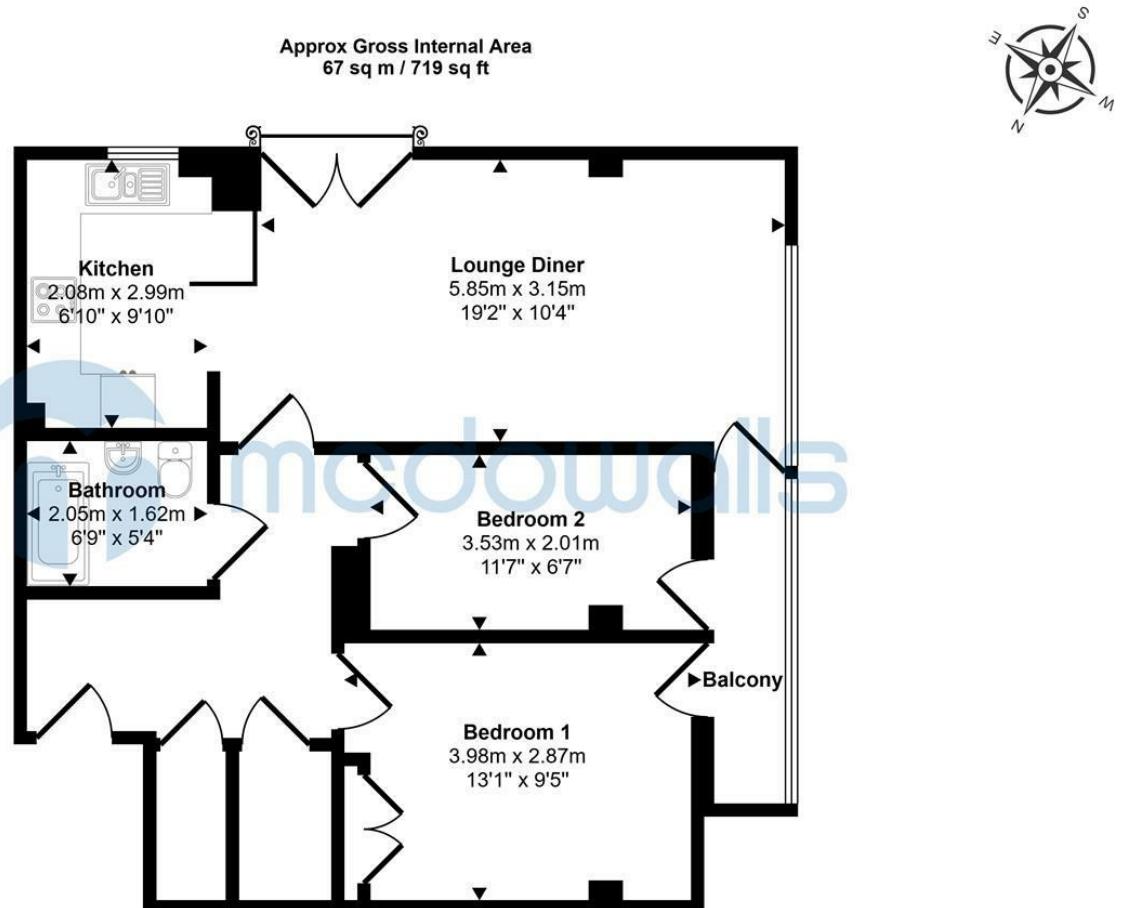
COUNCIL TAX - Band C (£1165 pa)

EPC - Band B (Expires June 2031)

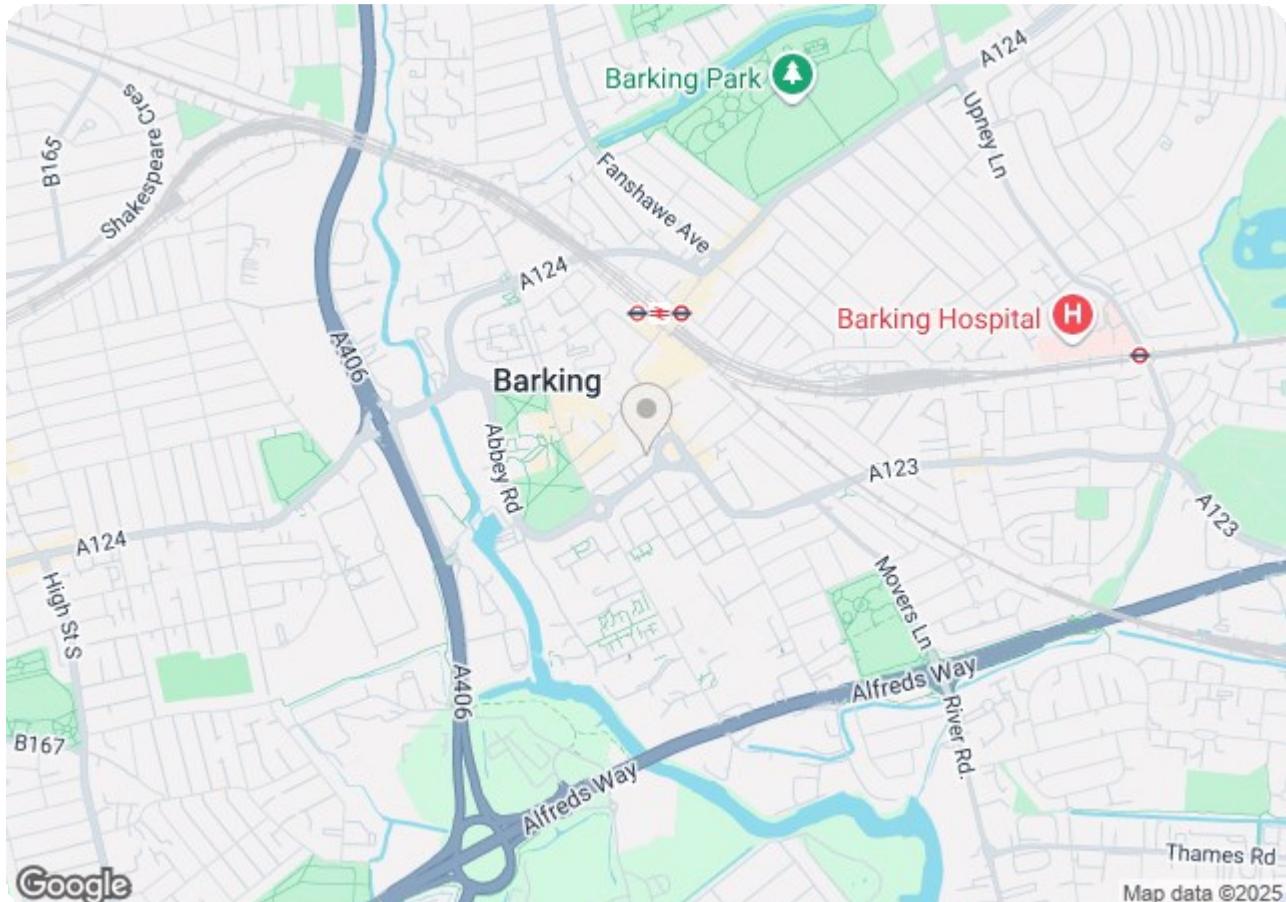
WATER / SEWAGE - Mains (Water Rates Inc In The Rent)

GAS - Mains (Metered)

ELECTRIC - Mains (Metered)



Floorplan



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

