PROFESSIONALS IN PROPERTY SINCE 1880

mcdowalls

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

9 Stokes Road, London, E6 3SD







Offers in excess of £350,000

9 Stokes Road, London, E6 3SD

McDowalls are pleased to present this spacious two bedroom family home on Stokes Road, East Ham.

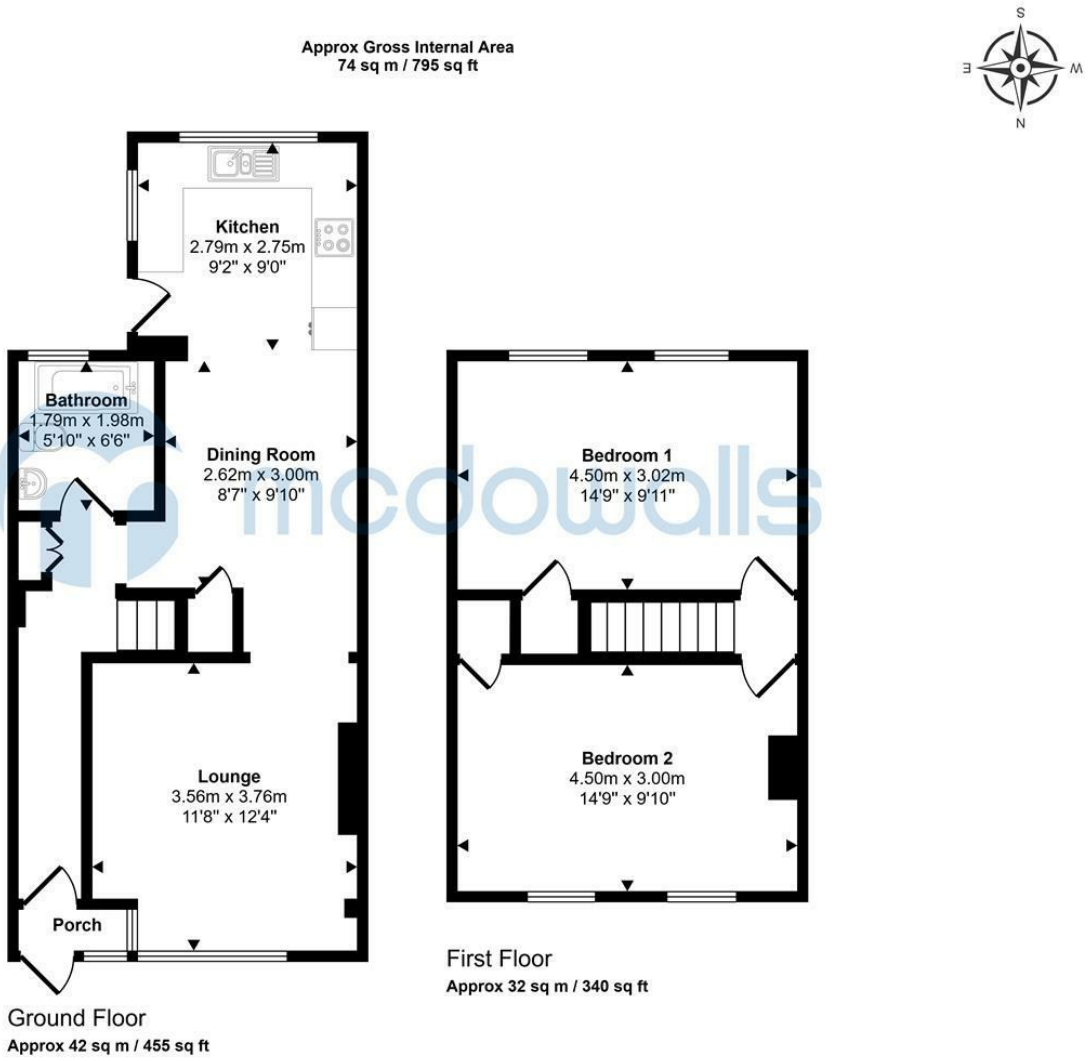
The property offers well proportioned accommodation throughout, with a separate lounge, two generously sized bedrooms, an open kitchen and dining area, as well as a convenient ground floor bathroom. Externally, this house benefits from a substantial, low maintenance rear garden.

Subject to planning permission and building regulations, the property offers an exciting opportunity for further development, with potential for a kitchen extension or loft conversion.

Ideally positioned within easy reach of a range of local amenities and transport links, the property offers convenient access to East Ham, Beckton, Barking Road, Newham Hospital and the A13.

*Please note this property is tenanted until 15/03/2027.

PARKING - Street Parking with Permit
LOCAL AUTHORITY - London Borough of Newham
EPC - BAND C
COUNCIL TAX - BAND C (£1728 PA)
WATER / SEWAGE - Mains
GAS - Mains
ELECTRIC - Mains

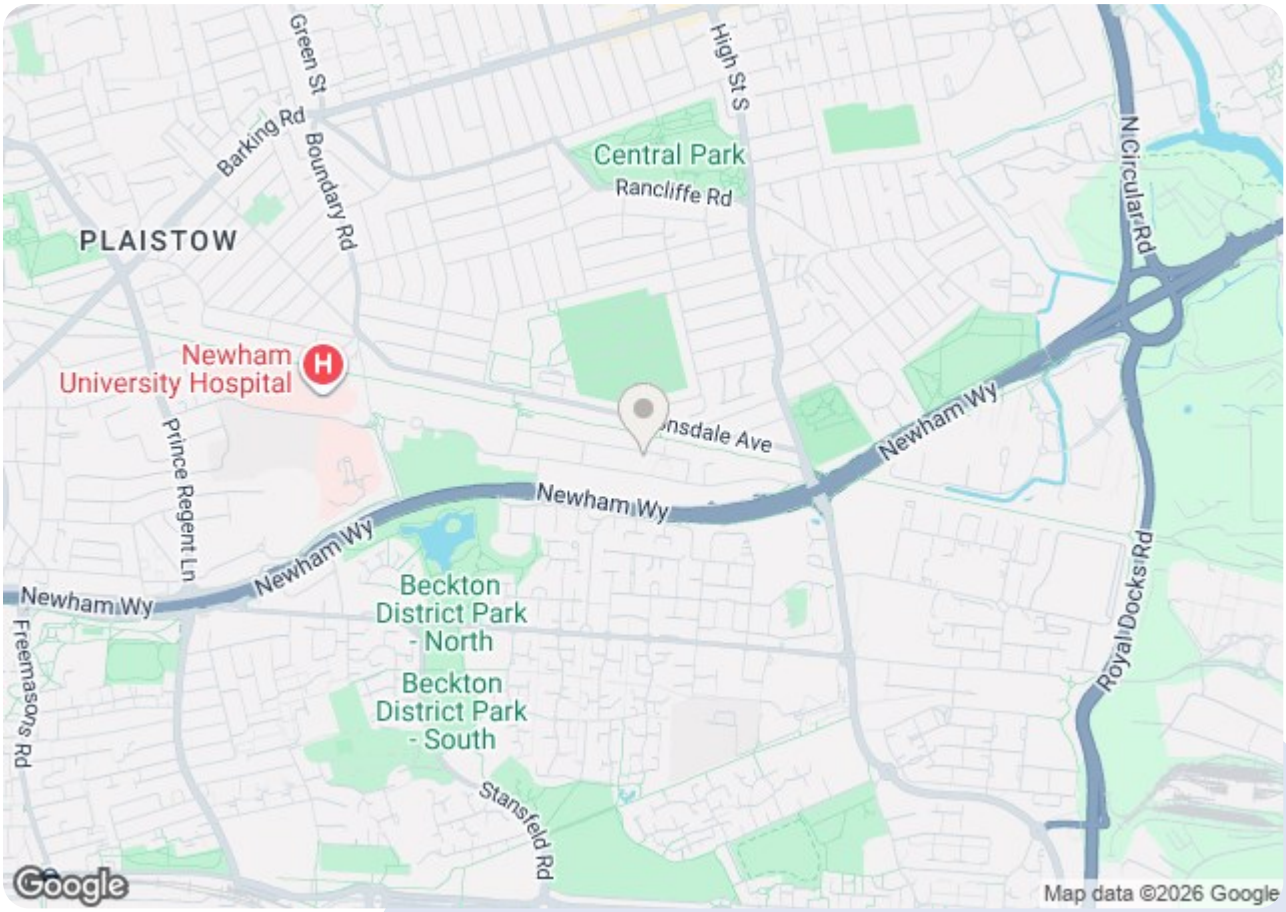


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

PROFESSIONALS IN PROPERTY SINCE 1880

mcdowalls

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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

RICS

McDowalls Surveyors Limited is a Limited Company registered in England under number 07441868
Its registered office is at Faulkner House, Victoria Street, St Albans, Herts. AL1 3SE

VAT Reg. No. 102198152 Regulated by RICS