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**12 Westminster Close, London, IG6 1PQ**



**£1,650 (from) PCM**

## 12 Westminster Close, London, IG6 1PQ

\*\*\* EARLY VIEWINGS RECOMMENDED \*\*\*

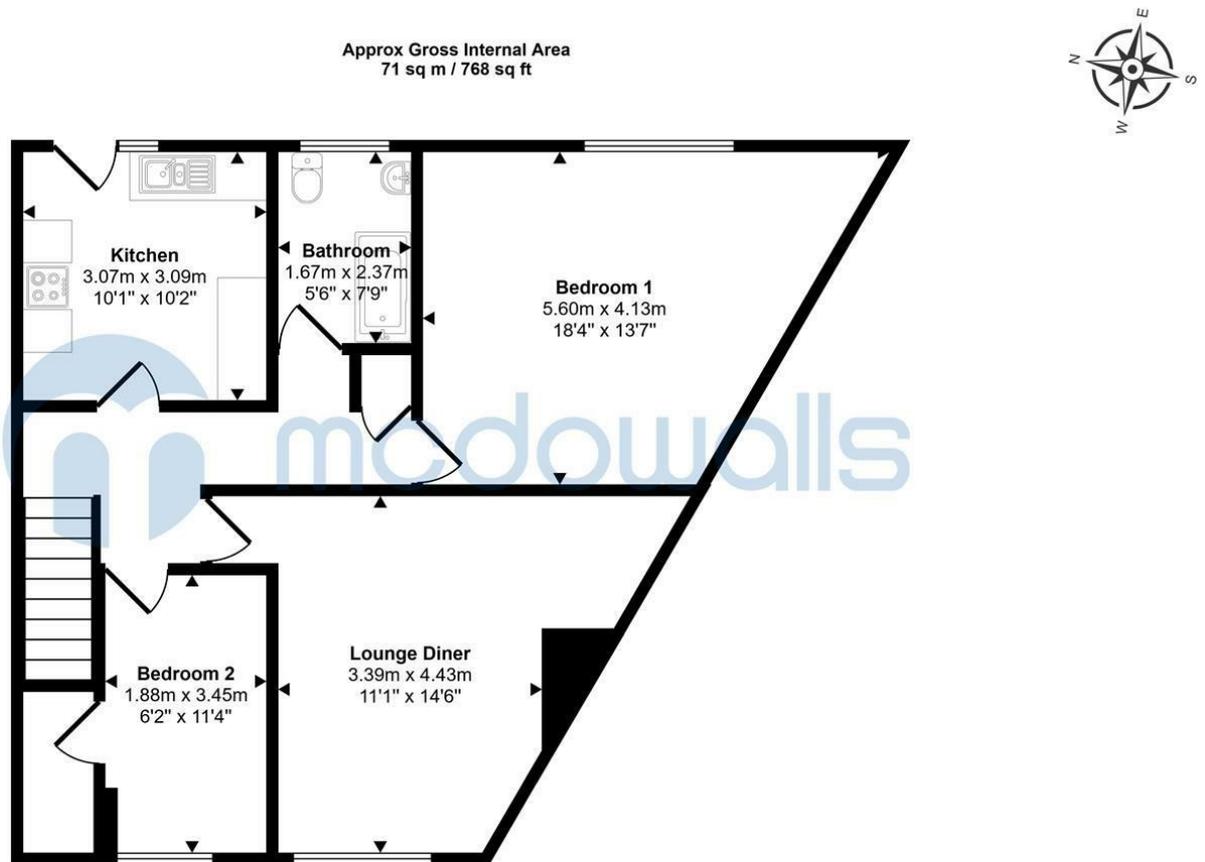
McDowalls are pleased to present a first floor flat situated on a quite residential close in Barkingside. A perfect home for couples, small families and those working. The property is surrounded with local amenities and is within walking distance of Barkingside & Fairlop Stations, providing you with easy access to Central London.

The property features a large living area and spacious double bedroom at the rear. Other aspects include a kitchen with white goods provided, garden access and a single bedroom.

\*Please note this property will be provided unfurnished, once the current tenant vacates the property.

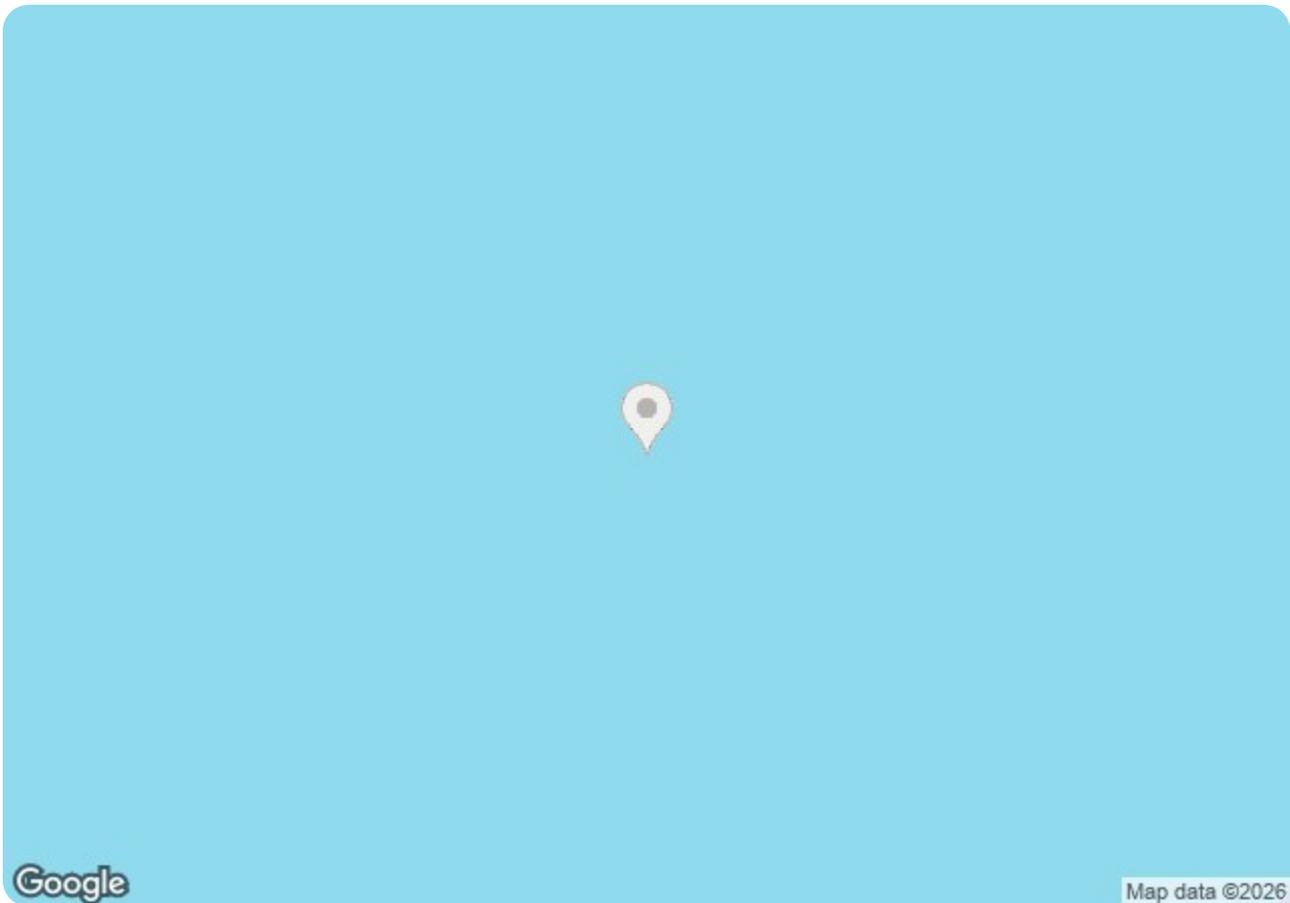
The property is licensed by Redbridge Council.

PARKING - Street Parking with Permit  
LOCAL AUTHORITY - London Borough of Redbridge  
COUNCIL TAX - C (£1946 PA)  
EPC - Band C  
WATER / SEWAGE - Mains  
GAS - Mains  
ELECTRIC - Mains



Floorplan

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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

