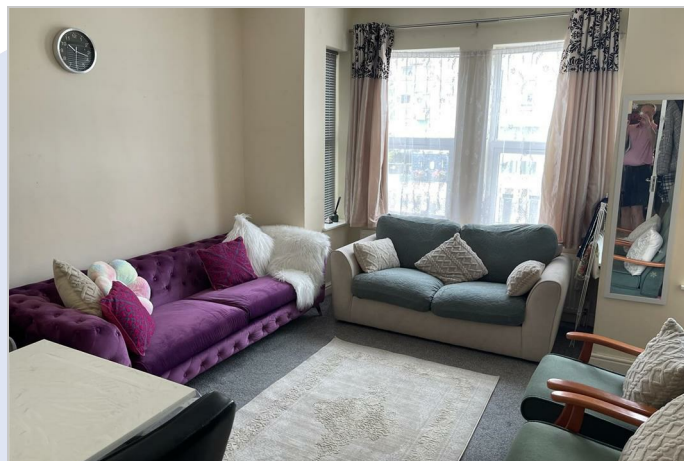


54/56 Barking Road
East Ham, London E6 3BP
Telephone: (020) 8472 4422
Property Management: (020) 8471 4224
Fax: (020) 8471 5052
E-mail: eastham@mcdowalls.com
Website: www.mcdowalls.com

395/395a Green Street, London, E13 9AU



Offers in excess of £575,000

395/395a Green Street, London, E13 9AU

395/395a Green Street (E13 9AU)

FREEHOLD MIXED USE UNIT

Located on Green Street only 200 yards from Upton Park tube station this unit provides a solid investment for any buyer. Commercial unit with a newly constructed/extended 3 bedroom duplex flat.

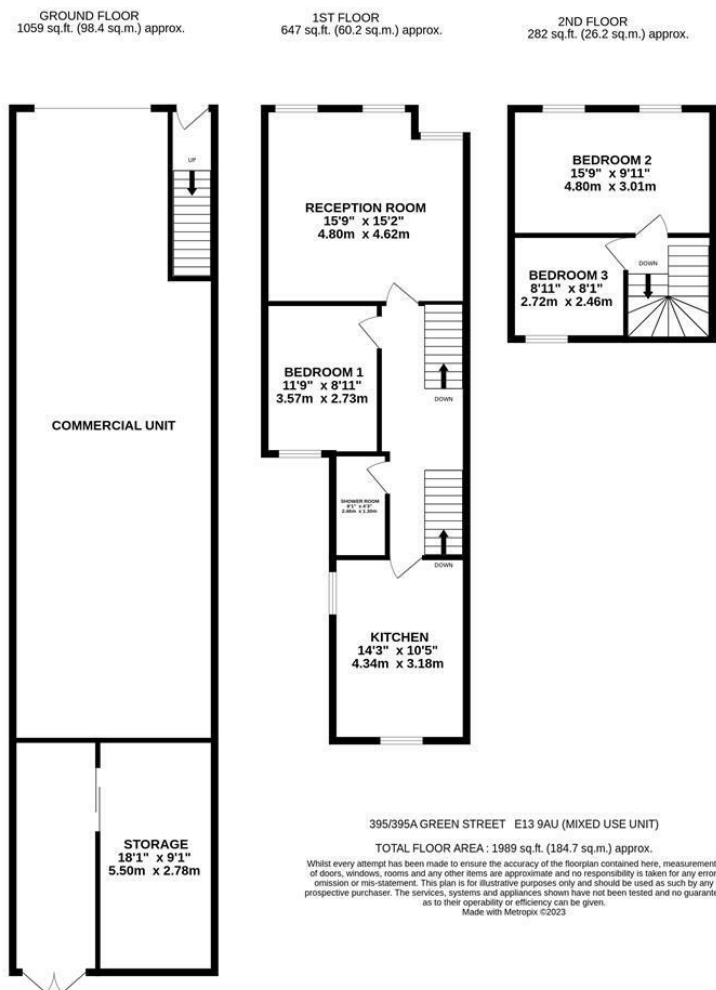
LEASE
15 Year Fri (Starting Sept 2015)
£19000 pa (Reviews Every 3 Years)

COMMERCIAL
Business Rates RV - £17750
CEPC - B

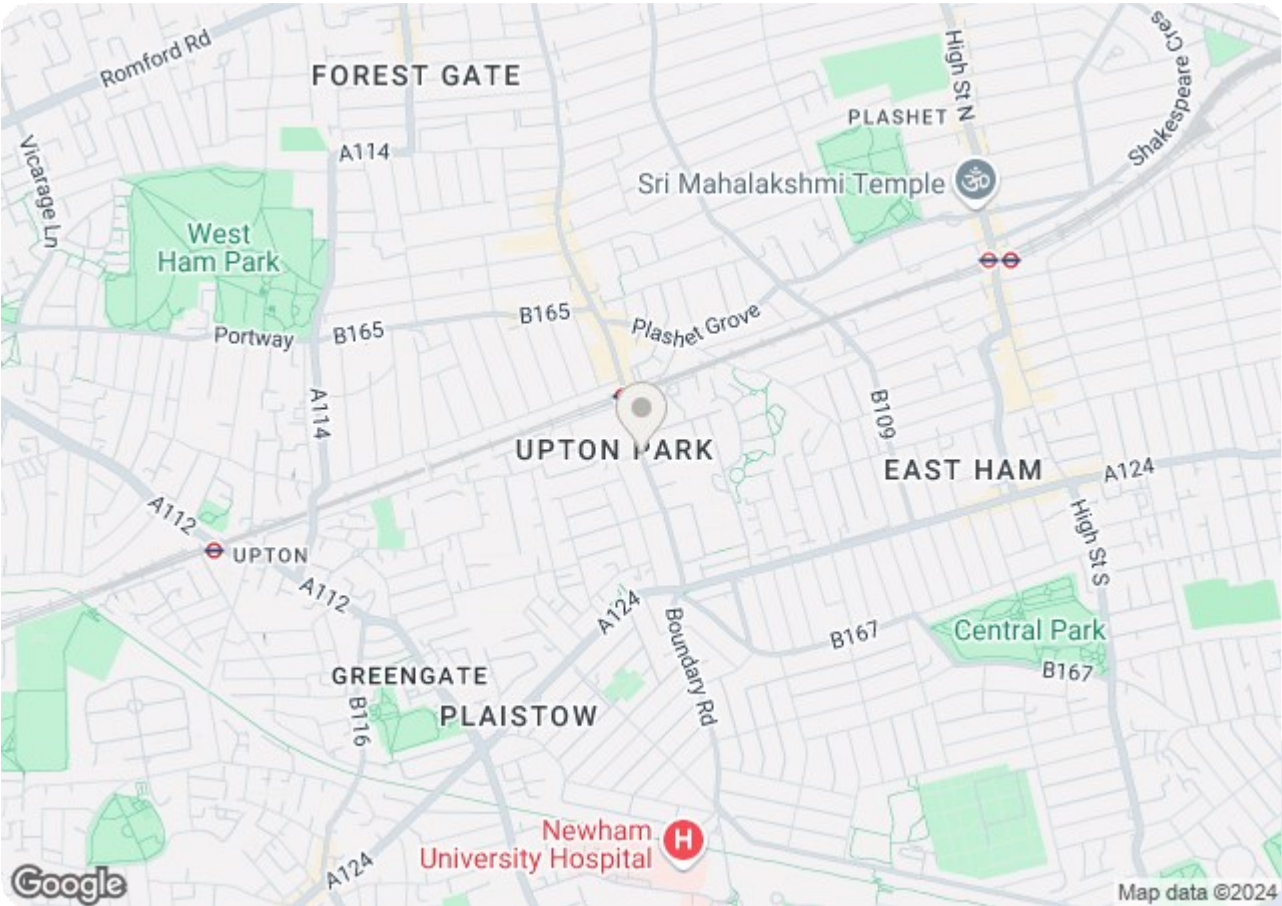
RESIDENTIAL
Council Tax - Band A £1100pa
EPC - E


Please note - Japanese Knotweed (JKW) has been found in the rear grounds BUT a treatment plan is in place and proof if required can be provided.

Viewings by appointment only!



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	