

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

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

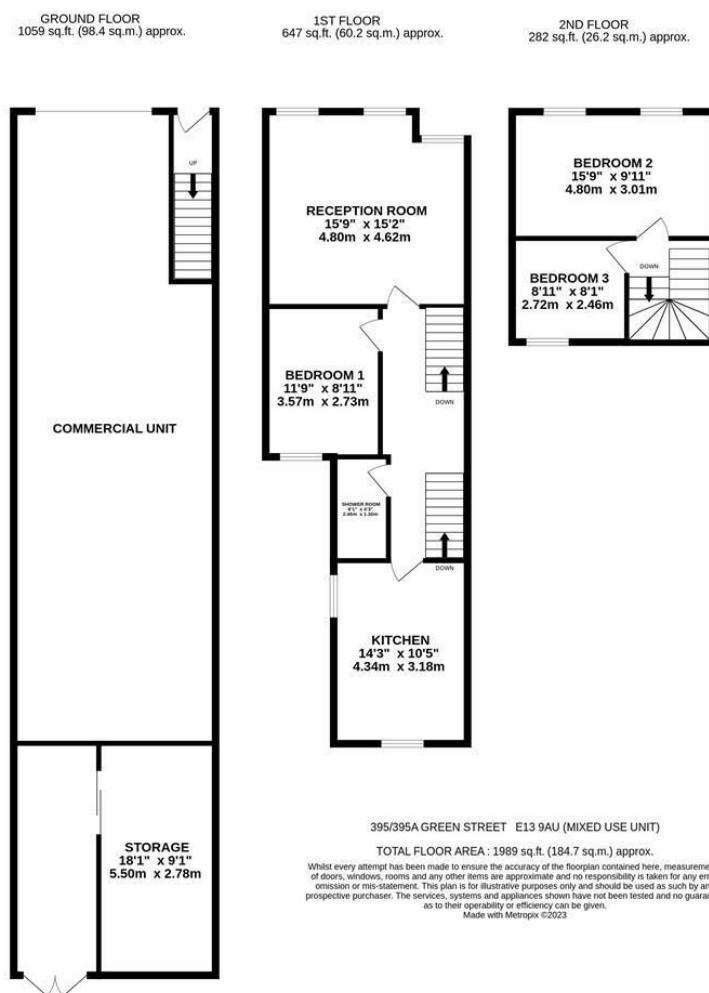
RESIDENTIAL

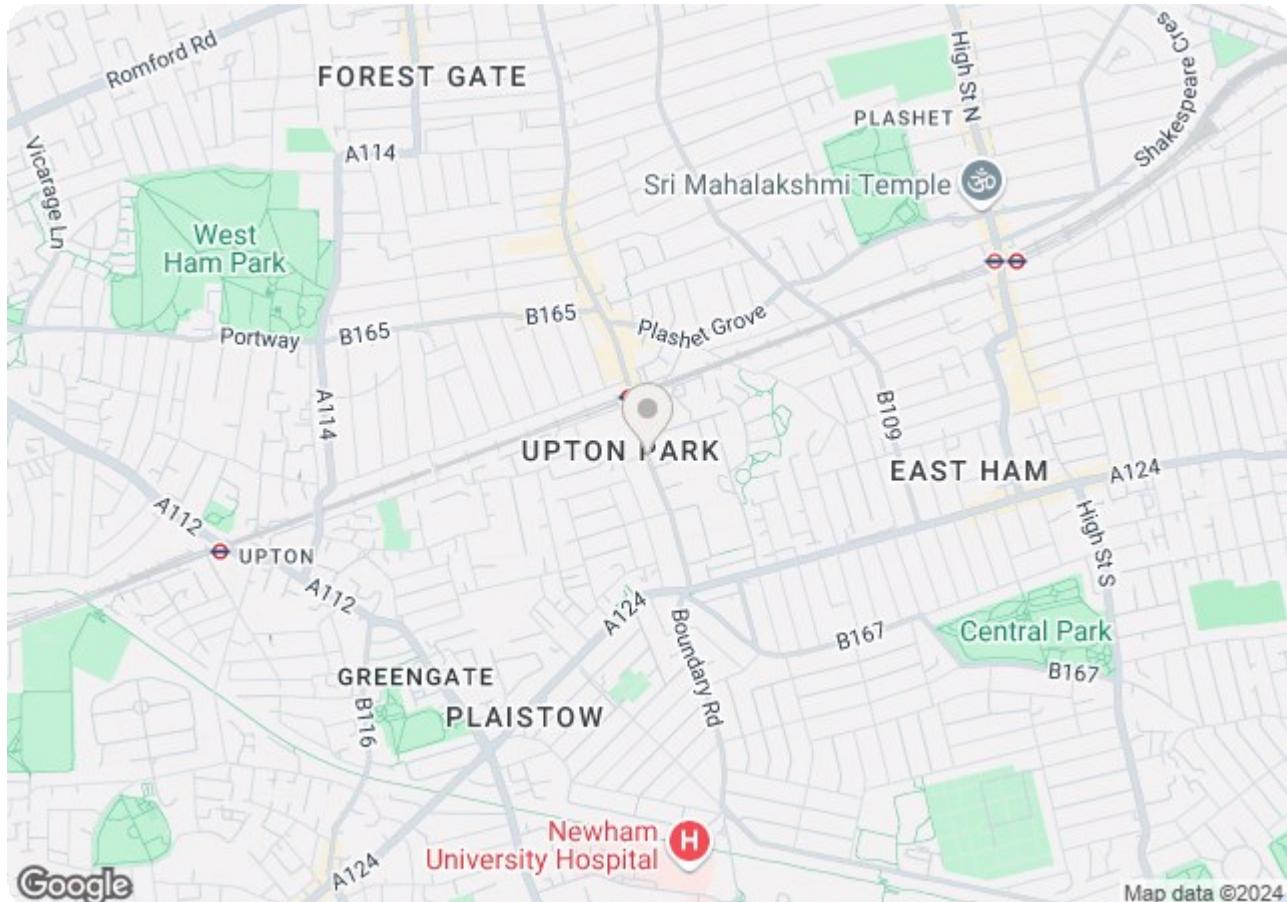
Council Tax - Band A £1100pa

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!





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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

