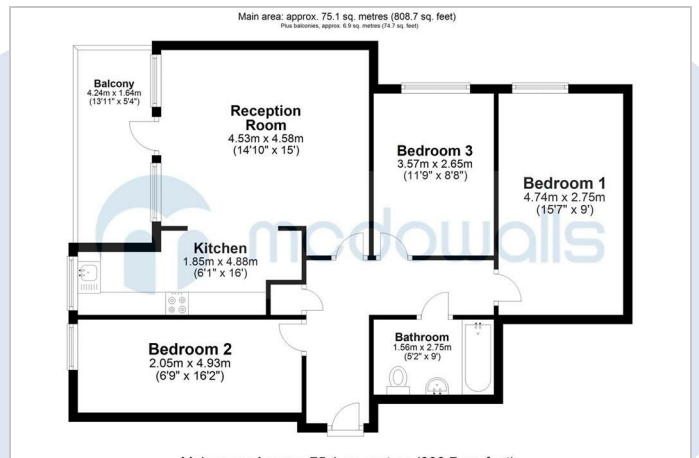


54/56 Barking Road
East Ham, London E6 3BP
Telephone: (020) 8472 4422
Property Management: (020) 8471 4224
Fax: (020) 8471 5052
E-mail: eastham@mcdowalls.com
Website: www.mcdowalls.com

Flat 5 450 - 462 Barking Road, London, E13 8HJ



Asking price £465,000

Flat 5 450 - 462 Barking Road, London, E13 8HJ

RON NEWTON HOUSE - Flat 5 (3 Bedroom) - £465,000 - Parking Space Inc

Occupying an exciting space on the Barking Rd (E13), Ron Newton House comprises of 19 self contained 1, 2& 3 bedroom flats over 4 floors.

The building has been finished to a high standard and benefits from a video entry system, lift to all floors as well as triple glazed windows & gas central heating. A fully fitted kitchen with a high gloss finish & full bathroom suite is included for your enjoyment.

Built close to transport links & local amenities.

*** Flats Available On The Help-To-Buy Scheme ***

VR VIDEO - <https://www.reevo360.com/uploads/property/588528wr84lg46441c610vdr53ce2k4m12q7g6impt87smv3wn1321ro3t539oqx/>

MARKETING VIDEO - <https://fb.watch/49VrHf1BXA/>

Lease - 125 Years

Service Charge - £1200 pa

Ground Rent - £200 pa

Parking - 1 Space Inc With This Flat

EPC - B

Council Tax - TBC

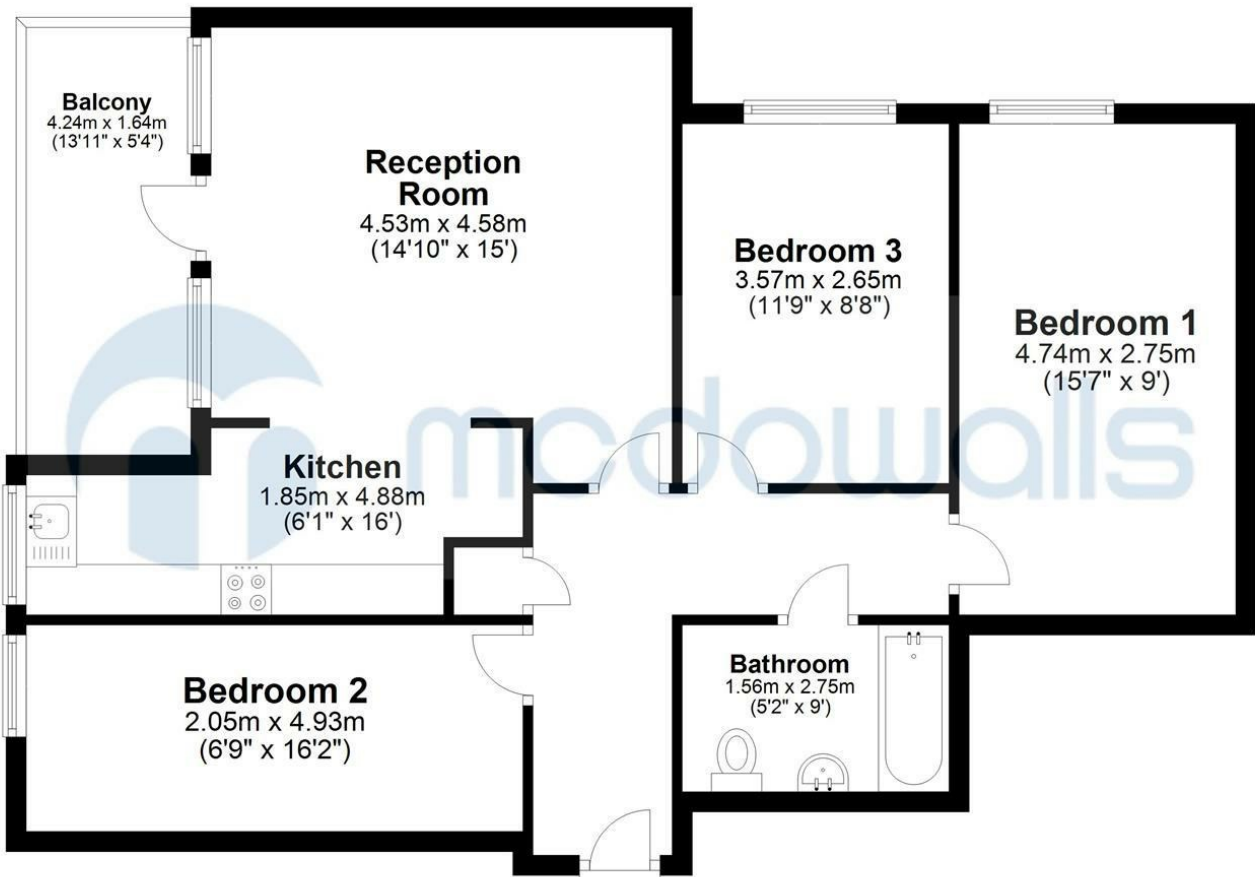
Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.

First Floor

Main area: approx. 75.1 sq. metres (808.7 sq. feet)

Plus balconies, approx. 6.9 sq. metres (74.7 sq. feet)



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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	

