

PROFESSIONALS IN PROPERTY SINCE 1880



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## 35 St. Martin's Avenue, London, E6 3DU



**Offers in excess of £465,000**

**35 St. Martin's Avenue, London, E6 3DU**

\*\*\* EARLY VIEWINGS RECOMMENDED \*\*\*  
\*\*\* VACANT POSSESSION // CHAIN FREE \*\*\*

Set just off the ever popular Barking Road, McDowalls are excited to present this bright and spacious three bedroom terraced home. Impressive features include a generous through lounge and dining room, which can be separated via original dividing doors. Offering flexible living and entertaining space. Plus two well proportioned double bedrooms and an additional single bedroom, perfect for growing families, professionals and investors. Further benefits offer, two bathrooms and a spacious east facing private garden.

Beyond the house itself, the property benefits from a convenient location close to Barking Road and Green Street, offering a wide range of shops and amenities. Upton Park Station is within easy reach, providing excellent transport links, while a selection of local schools are also nearby.

## TENURE - FREEHOLD

## PARKING - LBN Street Parking Permit Required

## LOCAL AUTHORITY - London Borough of Newham

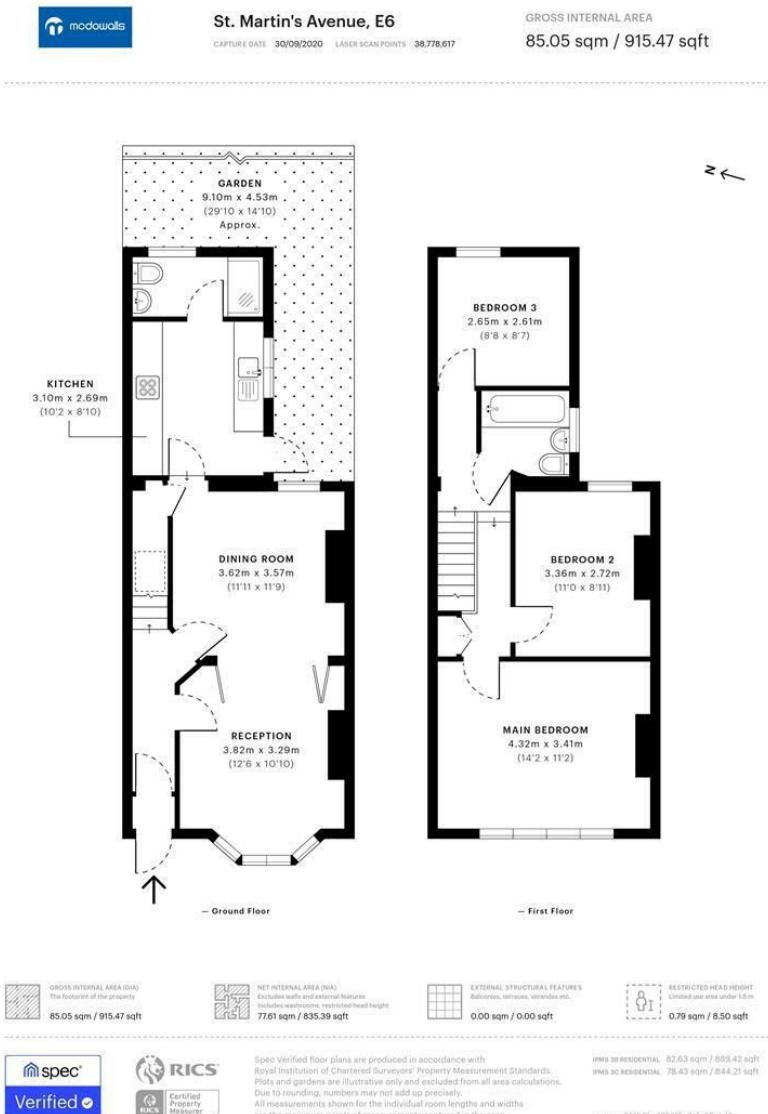
## COUNCIL TAX - Band C (£1649 pa)

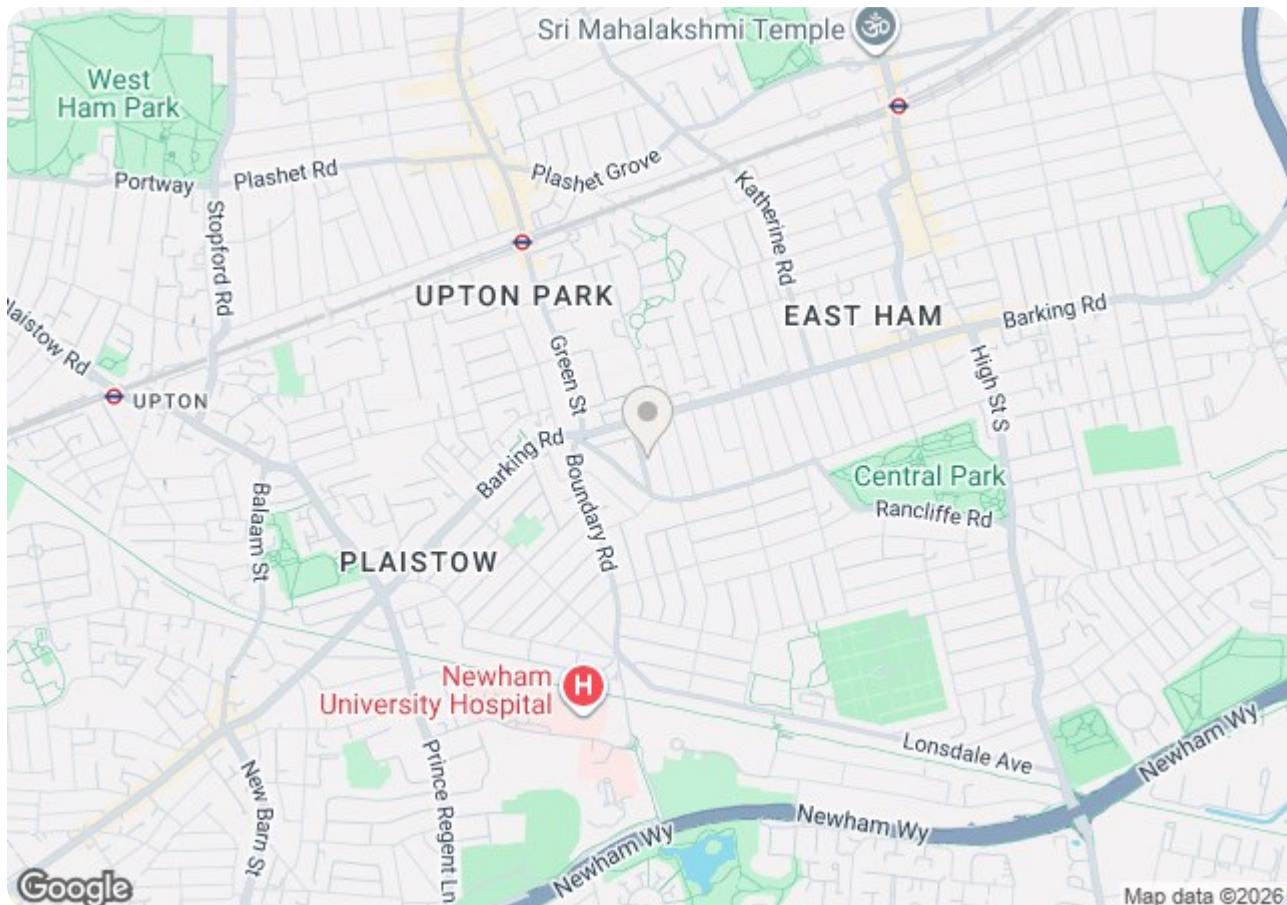
EPC - Band B (Expires Jun 2033)

## WATER / SEWAGE - Mains

## GAS - Mains

## ELECTRIC - Mains





#### 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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

