

**33 Carson Road, London, E16 4BD**



**Asking price £295,000**

# 33 Carson Road, London, E16 4BD

\*\*\* LEASEHOLD // VACANT POSSESSION \*\*\*

McDowalls are excited to present this newly decorated, 3 bedroom, first floor flat located on Carson Road in Canning town. This well proportioned property is carpeted throughout the main living areas, offering a spacious lounge, separate kitchen & family bathroom. Further benefits include good natural light and a private, easy maintenance garden. A brilliant home ready for for 1st time buyers and investors alike!

\*Please note the property has undergone historical treatment for Japanese Knotweed, with management in place.

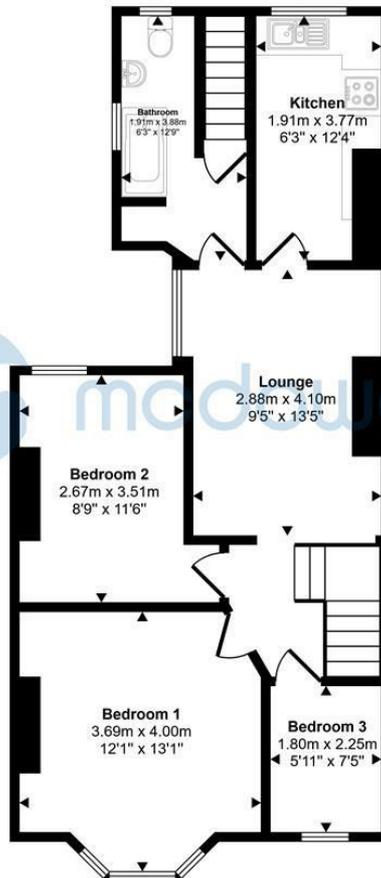
Tenure - Leasehold  
Lease - 189 Years (140 years remaining)  
Ground Rent - £22 per annum  
Service Charge (Building Insurance) - Circa £700 per annum  
EPC - Band D  
Council - LB Newham  
Council Tax - Band B (£1443 per annum)  
Parking - Street parking with permit

Water / Sewage - Mains  
Gas - Mains  
Electric - Mains

## Important Note

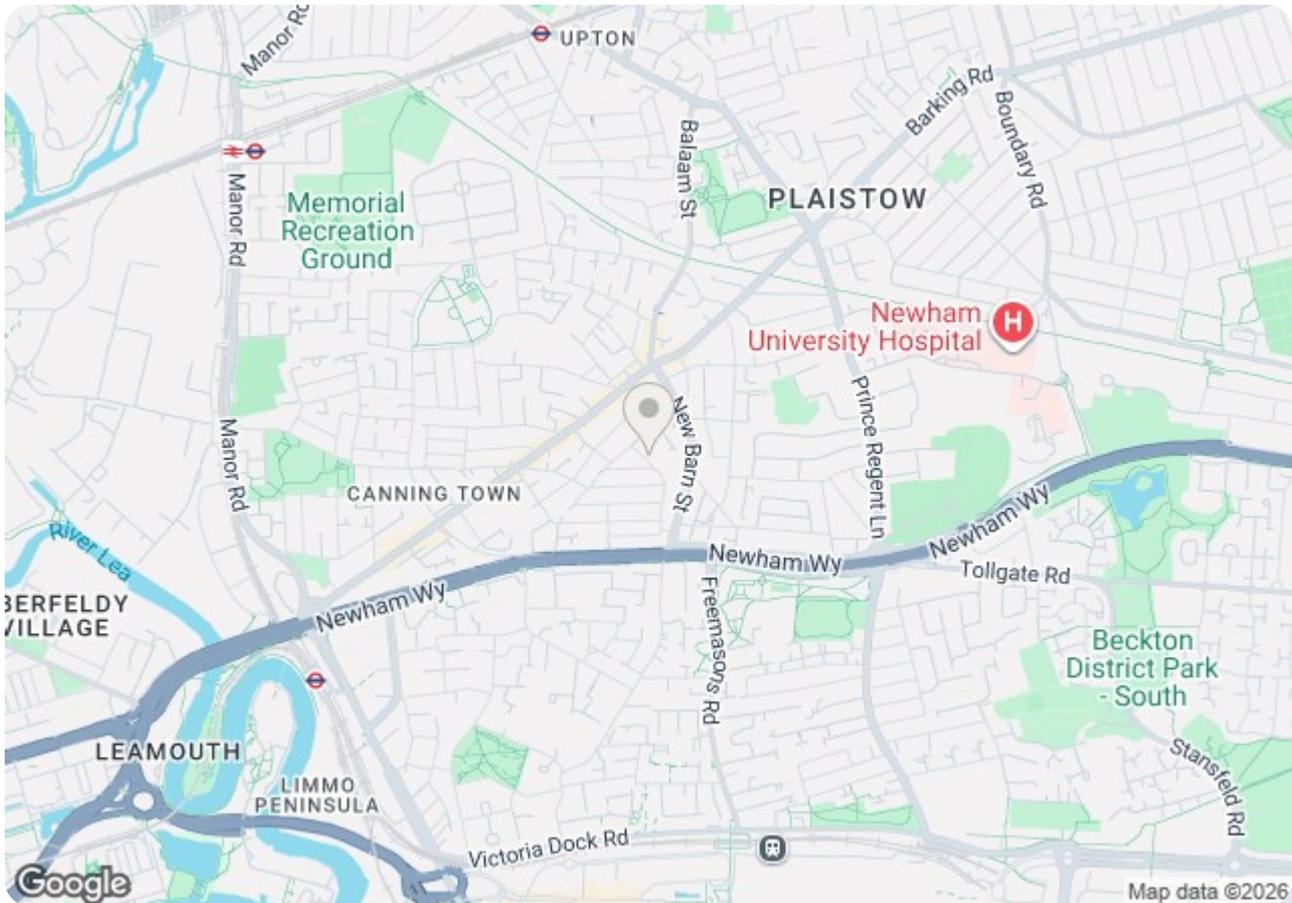
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central 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.

Approx Gross Internal Area  
61 sq m / 652 sq ft



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>	<b>58</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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