



Auction

3 bed end of terrace house to buy in E16

Sheerwater Road, Beckton, London, E16 3SU

£415,000 Starting Bid

 x 3  x 1  x 1

Tenure

Freehold

Property features

- ✓ Three-Bedroom End-of-Terrace
- ✓ Freehold
- ✓ Private Driveway / Off-Street
- ✓ Spacious Reception Room
- ✓ EPC Rating C

Off Street parking

Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Vinny Dadhria
Branch Manager
London Auction

0207 867 3382
london@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Landmark Residential are delighted to present this three-bedroom end-of-terrace freehold house, offering excellent potential for refurbishment and value enhancement.

Situated on Sheerwater Road, this property presents an exciting opportunity for owner-occupiers, investors and developers alike. The accommodation comprises a spacious reception room, a generously sized kitchen, three well-proportioned bedrooms and a family bathroom.

The property benefits from a private front driveway providing off-street parking and enjoys the advantages of an end-of-terrace position. While requiring some modernisation, the property offers significant scope to create a fantastic family home or investment property, subject to the necessary consents.

Conveniently located close to local amenities, schools, parks and transport links, the property is well positioned for both families and commuters. With strong demand for housing in the area and excellent potential for capital growth, this is an opportunity not to be missed.

Offered for sale via auction, early viewing is highly recommended.

Council Tax Band: D

Tenure: Freehold

Price: Starting Bid £415,000

Property Type: End of terrace house

Parking: Off Street

Construction materials: Brick and block

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

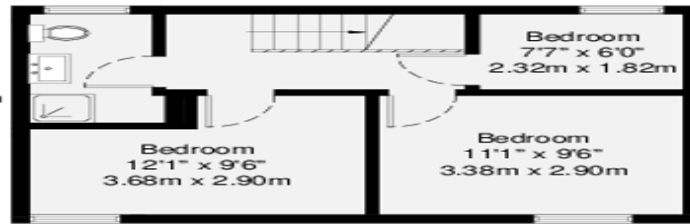
Water meter: Yes

Sewerage: Standard UK domestic

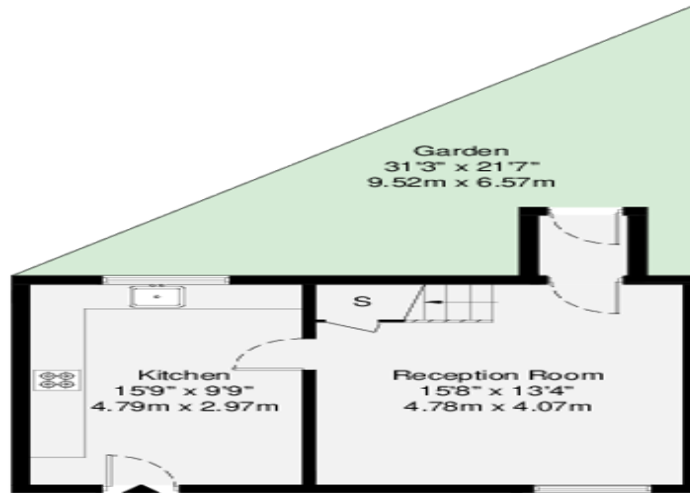
Air conditioning: No

Mobile signal coverage: Good

Shower Room
8'4" x 5'7"
2.53m x 1.70m



First Floor



Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
70.7 sq m / 761 sq ft

TOTAL STORAGE SPACE
5 storage and wardrobe total areas
0.9 sq m / 9 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, View/aspect etc.
226 sq m / 243 sq ft

RESTRICTED HEAD-HEIGHT
Limited areas below 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Sheerwater Road, Beckton, London, E16 3SU

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0207 867 3382,
london@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

