

2 Bed Flat In Carlyle Road , Manor Park, E12 6BS

£350,000





SHORT DESCRIPTION

Property Ref: 15652 This generous two bed, ground floor flat is situated on the sought-after Carlyle Road, in a peaceful cul-de-sac. Converted from a Victorian terraced house, its rooms are bright and well-proportioned, boasting high ceilings, big windows, and original wooden floors. There is an art studio with electricity at the back of the garden which would make a perfect home office. Overall, the flat is a great space, ready for new buyers to make it their own. With a large garden and the potential to build an extension, the property is ideal for first-time buyers, families and investors alike. This is an up and coming area of Manor Park with a vibrant community. The multi-cultural shops, cafes and restaurants are a reflection of the richly diverse neighbourhood, which is well served by good schools. Living here, it's a 7 minute walk to Manor Park station on the Elizabeth line, which can take you to the heart of London in 20 minutes. With the beautiful green space of Wanstead Flats close by, it's a fantastic location. Bedroom: 14'11 x 11'3 Bedroom: 12'3 x 9'6 Living Room: 10'4 x 9'11 Kitchen: 10'4 x 7' Bathroom: 6' x 5'7 Property Type: Flat Full selling price: £350000.00 Pricing Options: Guide Price Tenure: Leasehold Remaining lease (In Year): 955 Yearly Ground Rent Cost: £200.00 Yearly Management Cost: £1160.00 Council tax band: B EPC rating: C Measurement: 527.432 sq.ft. Outside Space: Rear Garden Parking: Permit Heating Type: Gas Central Heating Chain sale Possession of the property: Self-occupied -----

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



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EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Ground-floor flat
Total floor area	49 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is C. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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