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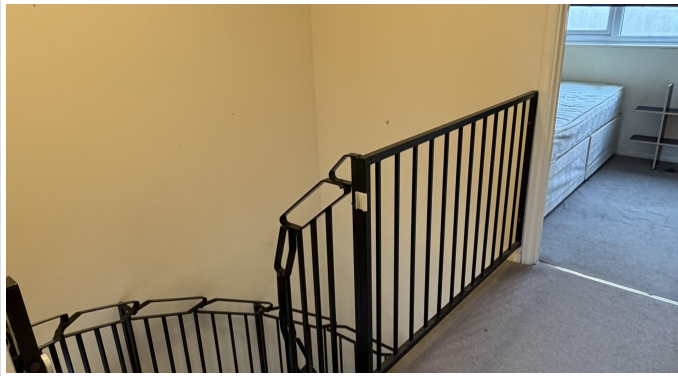
2 Bed Semi-Detached In Claire Place , London, E14 8NJ

£520,000



Ref:15749





SHORT DESCRIPTION

Property Ref: 15749 This is a well located 2 bedroom semi detached house in close proximity to Canary Wharf in the heart of London's Docklands. This small development of houses and apartments has the benefit of secure electric gates and parking for residents. This house has the benefit of a detached garage just adjacent to the house. There is a quaint secluded rear garden accessible from the lounge which offers a patio area suitable for a small family. On the ground floor there is a fitted kitchen on entrance equipped with all the usual cupboard space, dishwasher and washing machine. The spacious lounge at the rear is a bright and pleasant space and has the wide spiral staircase up to the 1st floor. There are two bedrooms one at the front and a larger double at the rear with the main bathroom between the two, fitted with a modern shower and suite. The house is located a short walk from Cross Harbour DLR station which provides fast access to the beautiful Greenwich Royal Park and village which is bustling with bars and restaurants of a Victorian period in contrast to the modernity of Canary Wharf's bars and venues, or a pleasant walk through the foot tunnel to the historic Cutty Sark in central Greenwich. The house offers good investment potential with a promising rental prospect due to the desirable location. Property Type: Semi-detached Full selling price: £520000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: D EPC rating: C Measurement: 592.015 sq.ft. Outside Space: Rear Garden Parking: Garage Heating Type: Gas Central Heating Chain Sale or Chain Free: NA Possession of the property: NA -----

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.

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	Mid-terrace house
Total floor area	55 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 A.
[See how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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