

2 Bed Flat In Eastfield House 19 Atherton Mews, London, E7 9FT £425,000





## SHORT DESCRIPTION

Property Ref: 16510 Fantastic opportunity to purchase a recently built two bedroom flat in the heart of Forest Gate. There are two flats with the same two bedroom, two bathroom layout available - one on the first floor and one on the second floor. Both are currently tenanted but will be vacant by April 2026. Gross internal area 75.4 square meters (812 square feet). Newly completed building (2023) with EPC B. Share of freehold is included with the purchase ensuring low service charge and no ground rent. Large, enclosed, south facing balcony. All appliances included (washing machine, dishwasher, oven, microwave, fridge freezer). Centralised mechanical ventilation. Aluminium windows and doors. Viewings will be taking place on Saturdays - call now to book a spot. Property Type: Flat Full selling price: £425000.00 Pricing Options: No Status Tenure: Share of Freehold Council tax band: C EPC rating: B Measurement: 818.057 sq.ft. Outside Space: Balcony Parking: Residents Heating Type: Central Chain Sale or Chain Free: Chain free Possession of the property: Tenanted(vacant in next couple of weeks) -----



**Bed Room(s)**



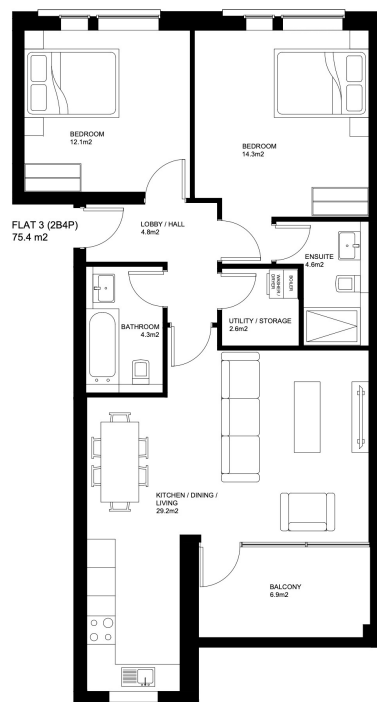
**Bath Room(s)**



**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

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Mid-floor flat
Total floor area	76 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 B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	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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