



Offers in the region of £525,000
Washington Avenue, London, E12 5JB



 **3**
Bedrooms

 **2**
Bathrooms



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VICTORIAN TERRACED HOUSE -- TENANT IN SITU -- FULLY FITTED KITCHEN -- FULLY TILED BATHROOM -- GAS CENTRAL HEATING -- DOUBLE GLAZED WINDOWS -- MODERNISED -- TWO BATHROOMS

Londons Local Property Agent, Humphrey & Co Estates are proud to present to the Sales market this modern Three bedroom Terraced House from top to bottom. Ground floor comprises of a reception, an additional dining room, fully fitted kitchen, and bathroom. Laminate flooring, white walls and ceilings. Small garden area. First floor consists of Two double bedrooms, One single and a shower room. Double glazed and gas central heating. New boiler and all electrics rewired throughout. On street parking available.

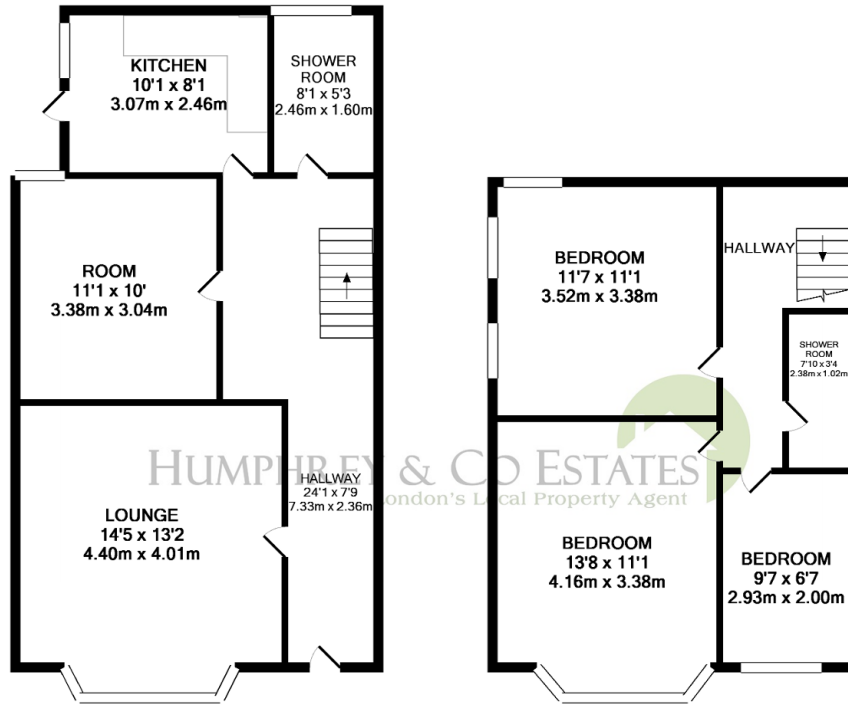
GROUND FLOOR: Lounge: 4.40m x 4.01m Bedroom: 3.38m x 3.04m Kitchen: 3.07m x 2.46m Shower Room: 2.46m x 1.60m

FIRST FLOOR: Bedroom 1: 4.16m x 3.38m Bedroom 2: 3.52m x 3.38m Bedroom 3: 2.93m x 2.00m Shower Room: 2.38m x 1.02m

Please call our friendly lettings team to secure a viewing.



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HUMPHREY & CO ESTATES
London's Local Property Agent

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			84
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			84
(69-80) C			
(59-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

