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179 Hoe Street
London
E17 3AP

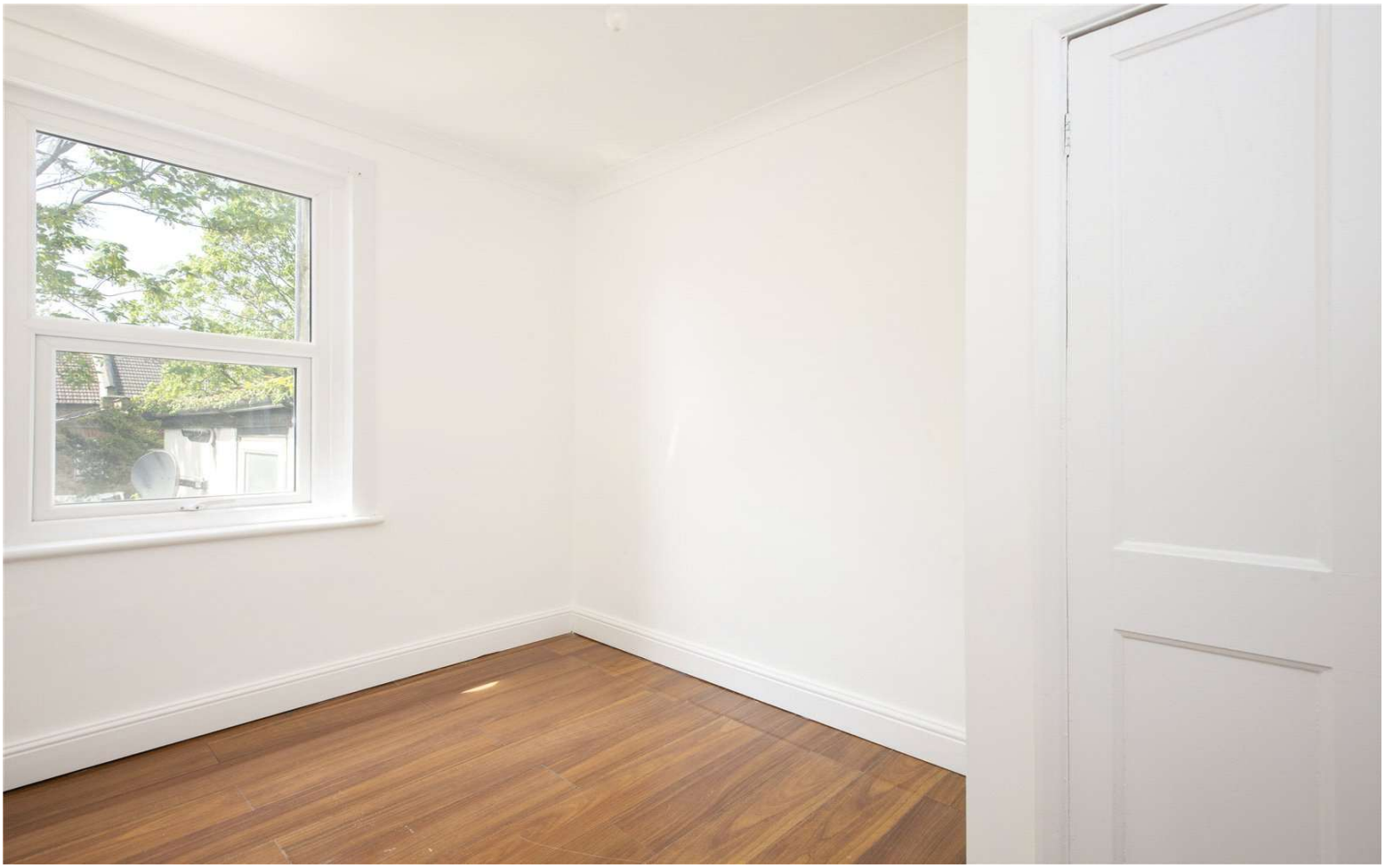
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Friars Road
E6 1LJ
£1,700 per month
First Floor Flat









Friars Road
E6 1LJ

£1,700 per month

First Floor Flat

0.6 Miles

Permit Parking

1

2

1

Available to move in November is this first floor two bedroom flat. The property is in great condition throughout and offers one double bedroom with one single bedroom, living room, kitchen, shower room and additional room in the loft for storage or an office.

East Ham and Upton Park Station are both within a 15 minute walk. Barking Road and Green Street can be found within walking distance with both offering local amenities. The A406, A12 and M11 can also be found a short drive away.

Features

- **First floor flat**
- **1 double bedroom / 1 single bedroom**
- **Loft room can be used as an office or storage**
- **Living room**
- **Kitchen**
- **Shower room**
- **Unfurnished**
- **15 minute walk to East Ham and Upton Park Station**
- **Tax band B**
- **Available November**

EPC Ratings

Energy Efficiency Rating	**75**
Environmental Impact (Co_2) Rating	**0**

Floor Plans

Friar's Road, E6

Approx. Gross Internal Area 588 Sq Ft - 54.63 Sq M
Approx. Gross Eaves Storage Area 30 Sq Ft - 2.79 Sq M



Ground Floor
Entrance
Floor Area 18 Sq Ft - 1.67 Sq M

First Floor
Floor Area 436 Sq Ft - 40.50 Sq M

Second Floor
Floor Area 134 Sq Ft - 12.45 Sq M

Certified Property Measurer

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Ipaplus.com

Date: 4/5/2023