

## 119 Henniker Gardens, London, E6 3HT



**Offers in excess of £450,000**

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\*\*\* FREEHOLD \*\*\* \*\* CHAIN FREE \*\*\*

McDowalls are pleased to present to the market a 2 double bed room / upstairs bathroom home in the Central Park Estate area of East Ham. Henniker Gardens lists as one of the premier roads in Newham and is much sought after by both current residents of East Ham and those aspiring to make the move to East London.

Within walking distance you will find not only Brampton Park School, the busy Barking Rd and the FAMOUS Green Street home to plenty of shops & restaurants. Upton Park tube station is inside of 15 mins walk (or 5 minutes on the bus) from Henniker Gardens as is Central Park, a large open space in East Ham popular with all who use it.

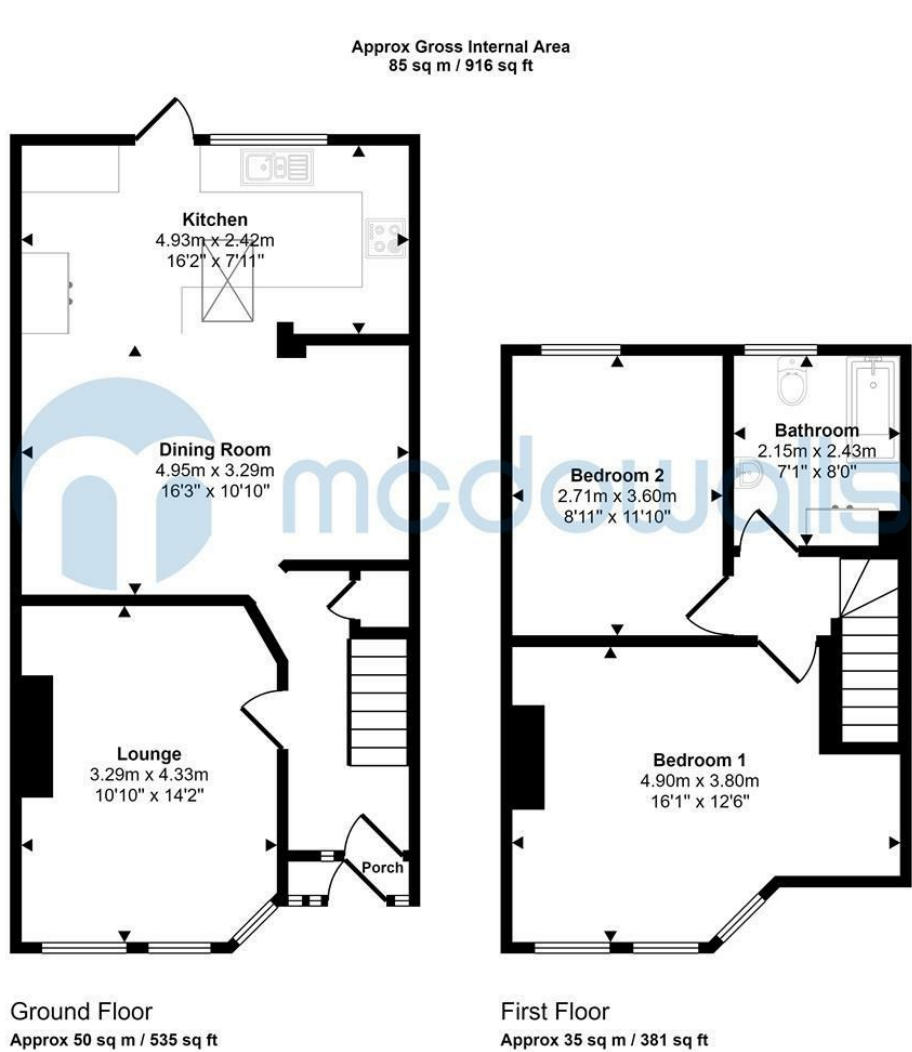
The property offers excellent potential for further development after relevant planning approval is sought by the new owner.

Viewing through appointment only!

Council Tax - Band C (£1550 pa)  
EPC - Band D (Expires April 2034)

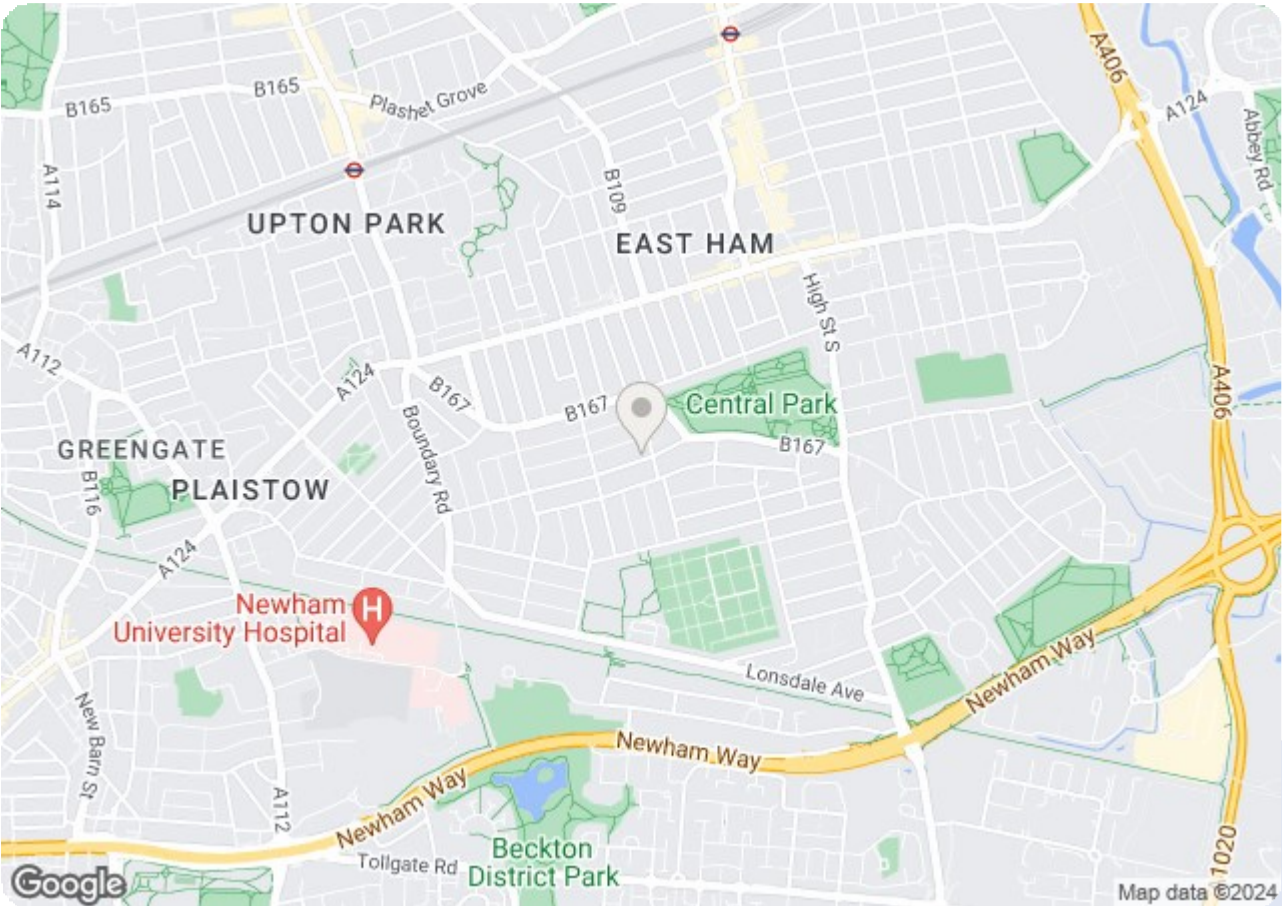
Important Note

1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.
4. All floor plan measurements are approximate and for illustration purposes only.
5. No enquiries have been made to the local authority with regards to planning consent, applications or notices.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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| Energy Efficiency Rating                    |                         |                                                                                     |
|---------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|
|                                             | Current                 | Potential                                                                           |
| Very energy efficient - lower running costs |                         |                                                                                     |
| (92 plus) <b>A</b>                          |                         |                                                                                     |
| (81-91) <b>B</b>                            |                         |                                                                                     |
| (69-80) <b>C</b>                            |                         |                                                                                     |
| (55-68) <b>D</b>                            |                         |                                                                                     |
| (39-54) <b>E</b>                            |                         |                                                                                     |
| (21-38) <b>F</b>                            |                         |                                                                                     |
| (1-20) <b>G</b>                             |                         |                                                                                     |
| Not energy efficient - higher running costs |                         |                                                                                     |
|                                             | 62                      | 80                                                                                  |
| England & Wales                             | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |                                                                                       |
|-----------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------|
|                                                                 | Current                 | Potential                                                                             |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |                                                                                       |
| (92 plus) <b>A</b>                                              |                         |                                                                                       |
| (81-91) <b>B</b>                                                |                         |                                                                                       |
| (69-80) <b>C</b>                                                |                         |                                                                                       |
| (55-68) <b>D</b>                                                |                         |                                                                                       |
| (39-54) <b>E</b>                                                |                         |                                                                                       |
| (21-38) <b>F</b>                                                |                         |                                                                                       |
| (1-20) <b>G</b>                                                 |                         |                                                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |                                                                                       |
| England & Wales                                                 | EU Directive 2002/91/EC |  |

