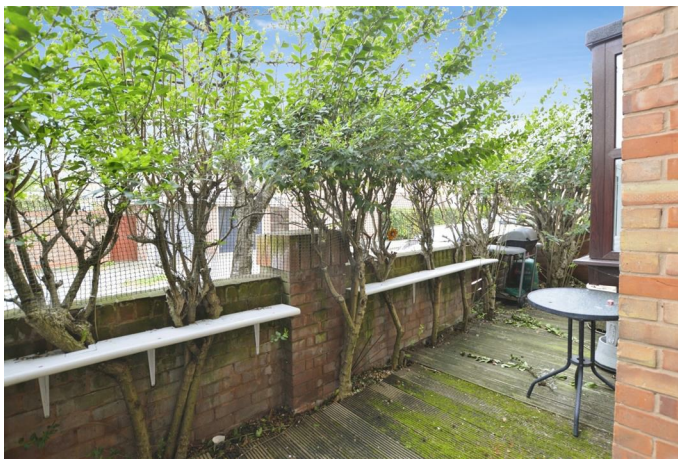




**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

Fleetwood Court, Evelyn Denington Road, London E6 5XY | Asking Price £190,000  
Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## **PUBLIC NOTICE**

**Flat 8, Fleetwood Court, Evelyn Denington Road London, E6 5XY**

**We are acting in the sale of the above property and have received an offer of £180,000.**

**Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place**

**EPC Rating: C**

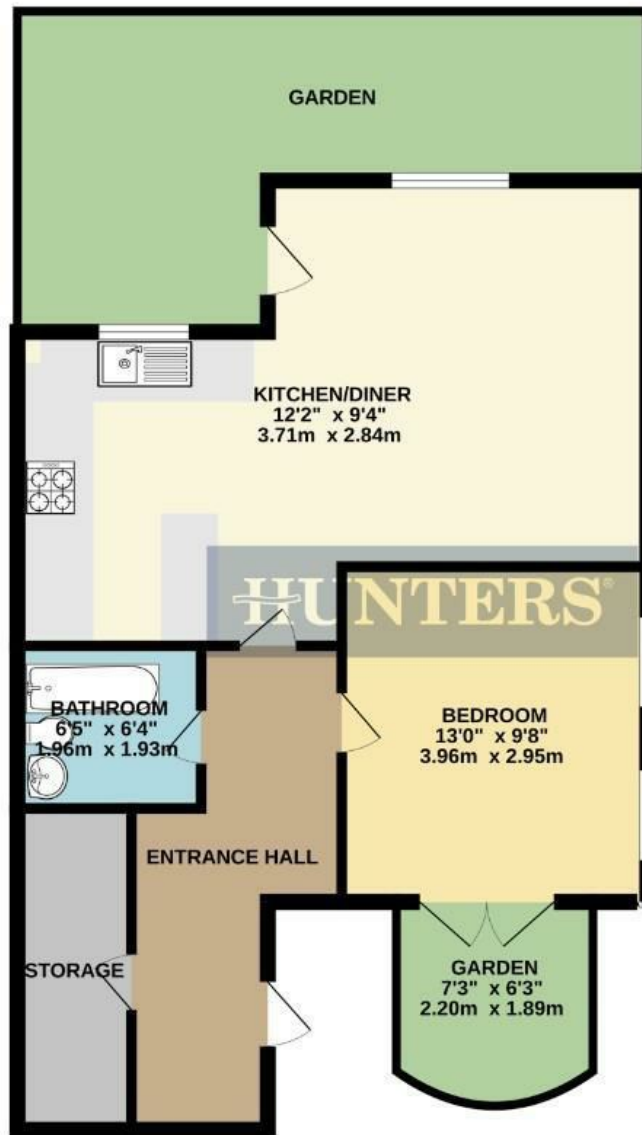
**Welcome to this delightful one-bedroom ground floor flat, situated in the sought-after location of Fleetwood Court on Evelyn Denington Road, London E6 5XY. This bright and airy living apartment is perfect for both first-time buyers and investors alike.**

**One of the standout features of this property is its own private outdoor space, providing a lovely area to relax and enjoy the fresh air. Additionally, the flat comes with an allocated parking space, a valuable asset in this bustling area of London. The absence of an onward chain means that you can move in without delay, making this an ideal opportunity for those looking to settle in quickly.**

**Conveniently located, the flat is within close proximity to Beckton DLR station, ensuring easy access to the wider transport network. City Airport is also nearby, making this property perfect for those who travel frequently.**

**This charming apartment combines comfort, convenience, and a touch of outdoor living, making it a wonderful place to call home. Don't miss the chance to view this exceptional property.**

GROUND FLOOR



- SPACIOUS ONE BEDROOM GROUND FLOOR APARTMENT
- OFF STREET PARKING
- PRIVATE FRONT AND RARE OUTDOOR SPACE
- 74 YEAR REMAINING LEASE
- NO ONWARD CHAIN
- LOCATED WITHIN CLOSE PROXIMITY TO PUBLIC TRANSPORT, SHOPS AND PARKS
- IDEAL FIRST TIME OR BUY TO LET INVESTMENT
- OWN FRONT DOOR ENTRANCE

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

272 Barking Road, Plaistow, E13 8HR | 0207 474 2345 | [plaistow@hunters.com](mailto:plaistow@hunters.com)

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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