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# High Street, London E13 0AD



Guide Price £240,000 - £260,000

Situated in the High Street, this charming purpose-built flat offers a delightful blend of comfort and convenience.

The flat comprises one spacious bedroom, providing a tranquil retreat from the vibrant city life outside. The bathroom is thoughtfully designed, ensuring both functionality and style. A well-appointed living room that serves as the perfect space for relaxation or entertaining guests.

Excellent transport links are also nearby, allowing for effortless travel across the city.

This flat is perfect for first-time buyers or those looking to invest in a prime London location. With its appealing features and enviable setting, this property is not to be missed.

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345  
plaistow@hunters.com | www.hunters.com



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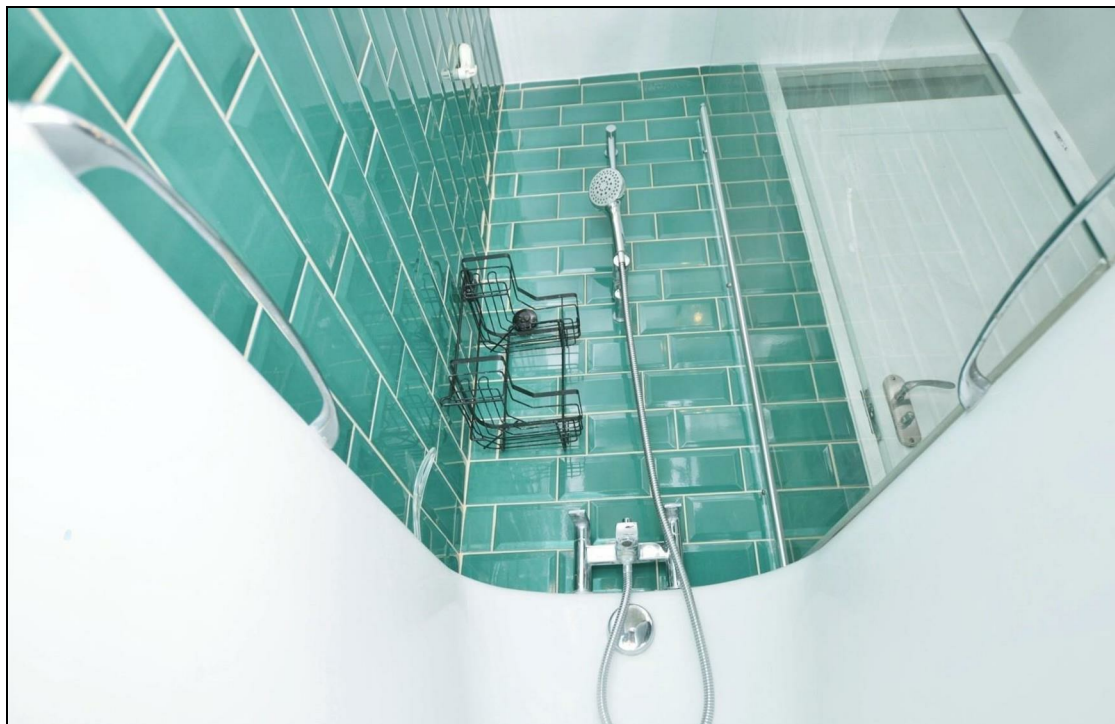
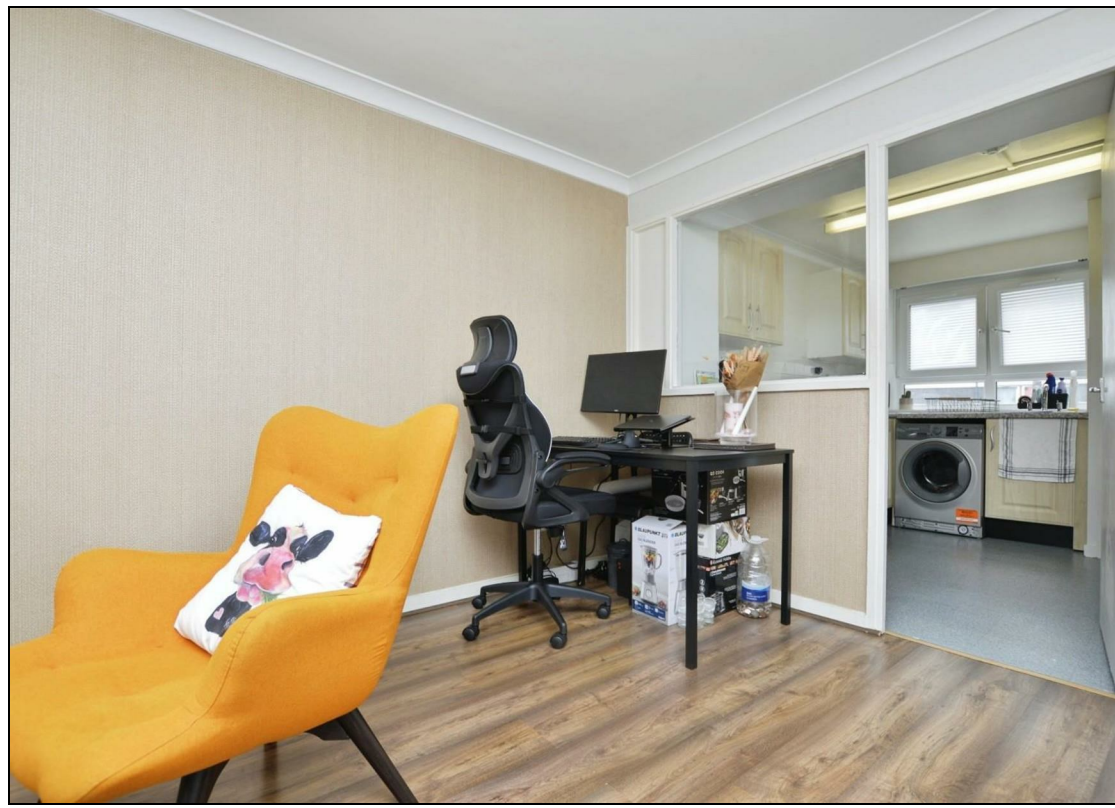


## KEY FEATURES

- Purpose Built Flat
- First Floor
- Plsitolw Station
- Local Amenities
- Good Bus Links

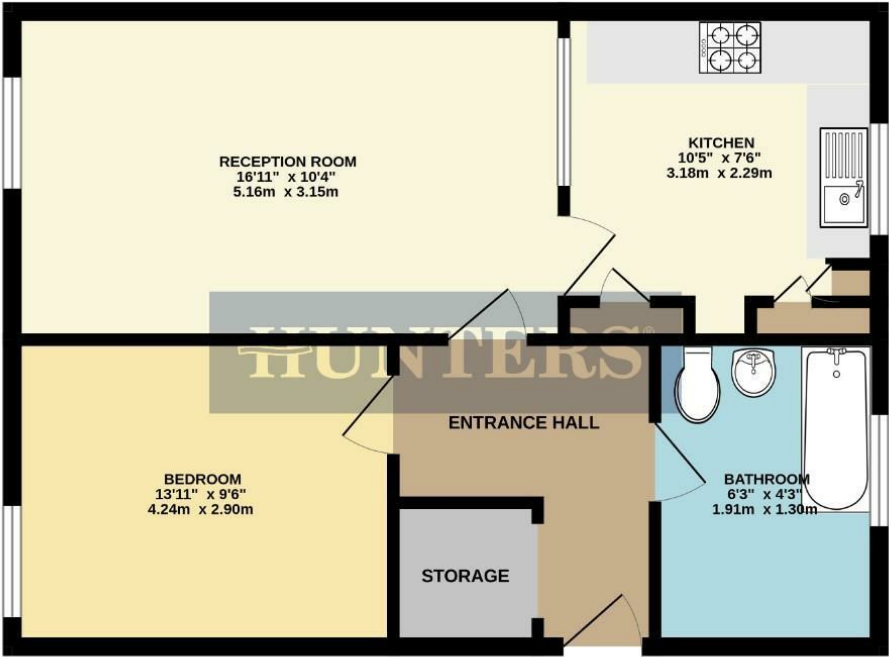




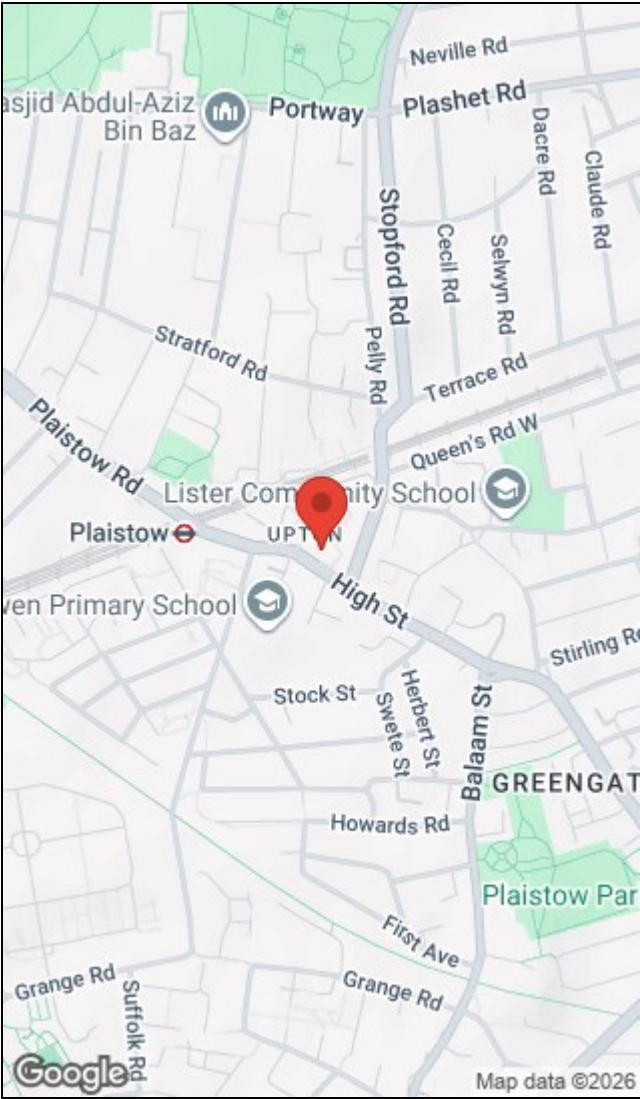





GROUND FLOOR



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

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