



**Porter Road
London
E6 5PN**

Offers in Excess of £605,000

bettermove

Porter Road London

Bettermove are delighted to welcome to the market this exciting five bedroom mid terrace HMO property in Beckton, available with no forward chain.

The property is currently tenanted with a full HMO licence in place, and it will be sold with tenants in situ for immediate investment. The photographs are from prior to the current tenancy commenced and are used for illustrative purposes. Rental yields can be obtained through Bettermove. The council tax band is E.

The interior of this well presented property comprises a spacious living/dining room, separate fitted kitchen and WC on the ground floor. The first floor consists of three bedrooms and a shower room, while the second floor contains two bedrooms and the family bathroom. The exterior boasts an enclosed rear garden with decking and gravel areas, perfect for enjoying the summer months.

Located in the popular area of Beckton, the property is close to a number of amenities, including supermarkets, shops, restaurants and pubs. Transport connections can be found from the A13, A1020, Beckton, Beckton Park and Cyprus DLR stops with tube links from East Ham station, rail interchange from Barking station and Elizabeth line connections from Custom House for ExCeL station.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.


Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

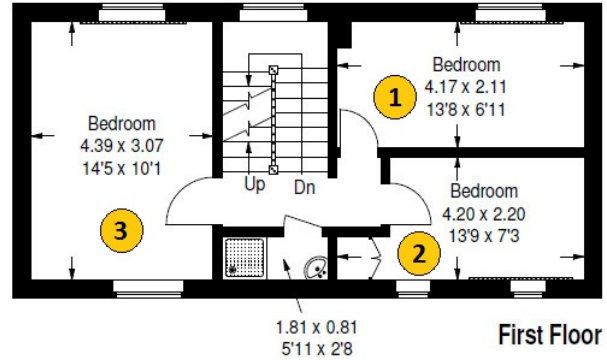
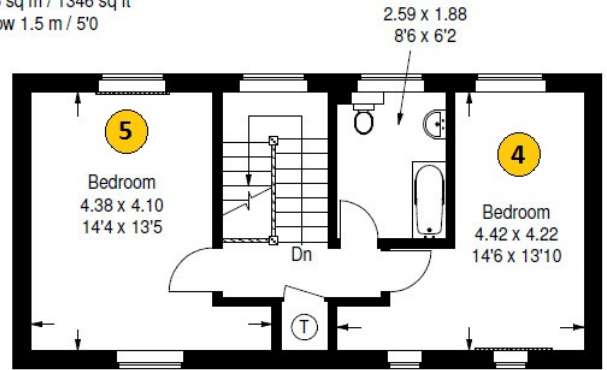
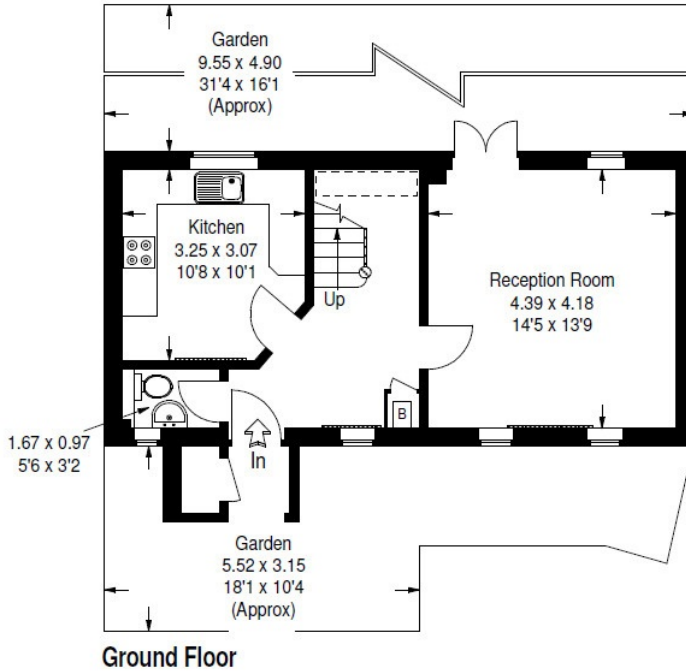
The exclusivity fee is returned to you upon successful completion of the property.




Porter Road, E6

Approximate Gross Internal Area :- 125 sq m / 1346 sq ft

 = Reduced headroom below 1.5 m / 5'0"



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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