



Cassland Road, London, Greater London, E9 5AJ

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£675,000



Description:

Kings Langley Estates are delighted to offer this two bedroom detached house situated within walking distance to Homerton Station. The property boasts spacious accommodation throughout comprising: Open plan lounge/kitchen, cloakroom, first floor landing, two double bedrooms, bathroom and a courtyard garden to rear. The property is currently rented on an assured short hold tenancy agreement and would make an ideal investment opportunity. Viewings come strongly advised.

- Detached house
- Two bedrooms
- Open plan lounge/kitchen
- Courtyard garden
- No parking

Additional Information:

Location: Easy access to local amenities,

Viewings;

By appointment only, via Kings Langley Estates - Call 01923 947373

"With over 28 years experience within the property industry I have a wealth of knowledge in delivering exemplary and unsurpassed discretionary customer service to all clientele"

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		92	(92-100) A		92
(81-91) B	81		(81-91) B	82	
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

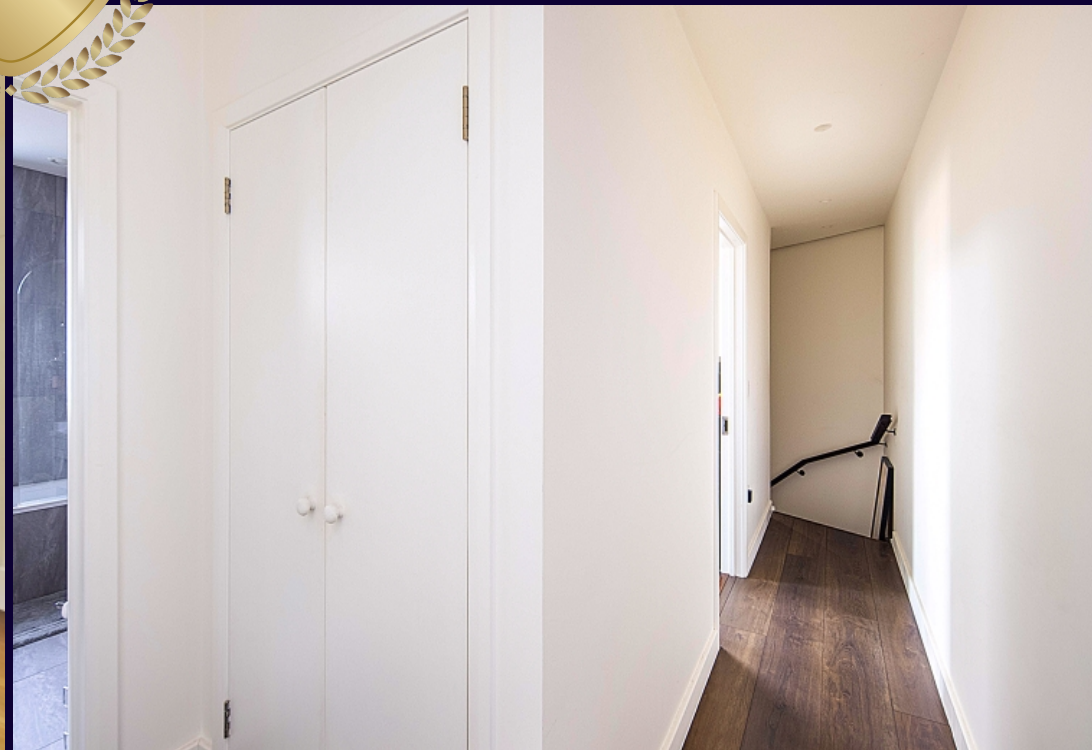
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



David Freeman
Director



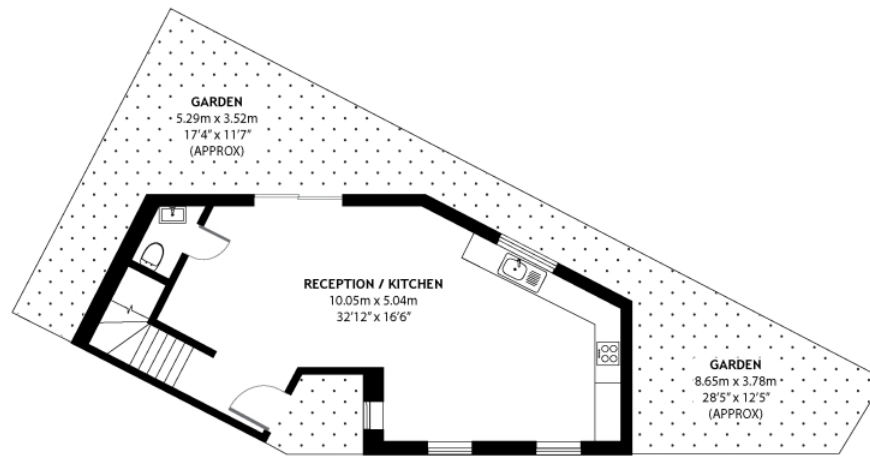




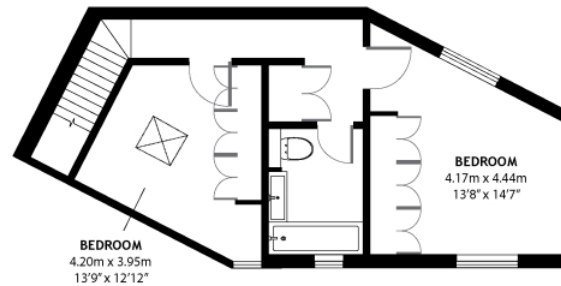
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CASSLAND ROAD E9

Approximate Gross Internal Area
93.02 m² / 1001.25 sq^{ft}



GROUND FLOOR



FIRST FLOOR

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**KINGS LANGLEY
ESTATES**

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