



Cassland Road, London, Greater London, E9 5AJ

# Cassland Road, London, Greater London, E9 5AJ

## £725,000



### 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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		<b>92</b>	(92-100) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>81</b>		(81-91) <b>B</b>	<b>82</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		
<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &amp; Wales</b> EU Directive 2002/91/EC		

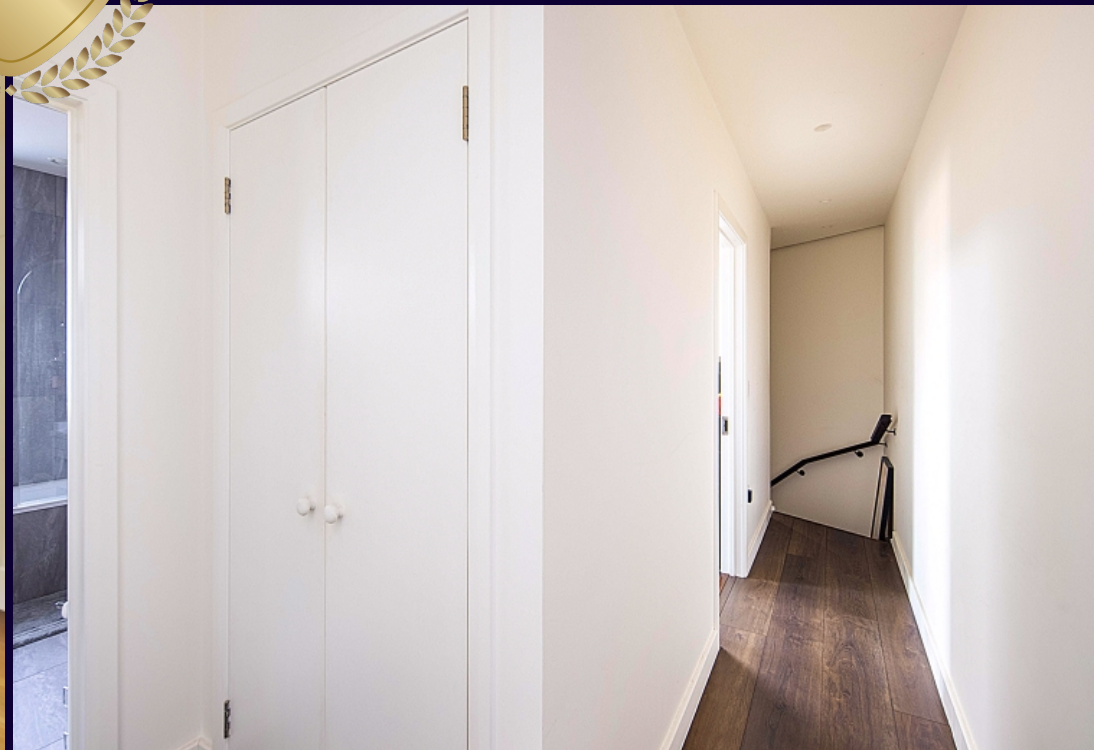
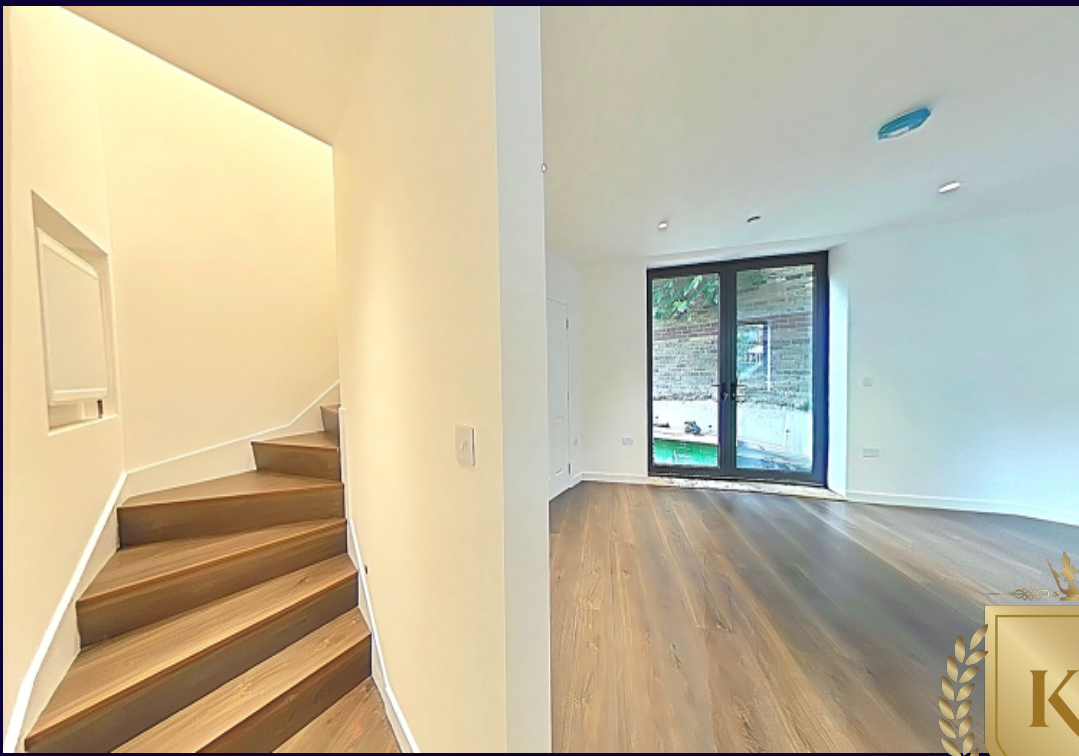
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



**David Freeman**  
Director



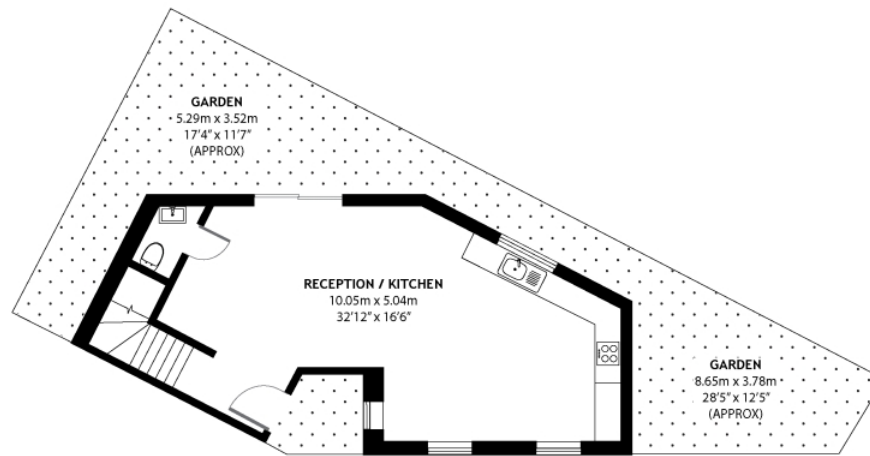




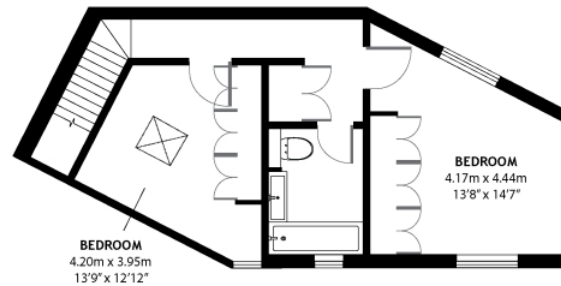
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# CASSLAND ROAD E9

Approximate Gross Internal Area  
93.02 m<sup>2</sup> / 1001.25 sq<sup>ft</sup>



GROUND FLOOR



FIRST FLOOR

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**KINGS LANGLEY  
ESTATES**

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