



EBI



**Porter Road, Beckton, E6 5PN**

Price:  
£ 480,000

ERNEST-BROOKS





# Porter Road, Beckton, E6 5PN

Price: £ 480,000 3 bedroom house

[View Property](#)

## OVERVIEW

A spacious and attractive three bedroom detached house is suitable to a growing family, buy to let investor or the project enthusiast.

The property is found quietly tucked away on a residential close, this home is set between Mid Beckton and New Beckton parks, with three DLR stations within 0.4 miles of the front door, a tennis court, shops close by with easy access to the A13 providing an easy commute into and out of London.

## KEY FEATURES

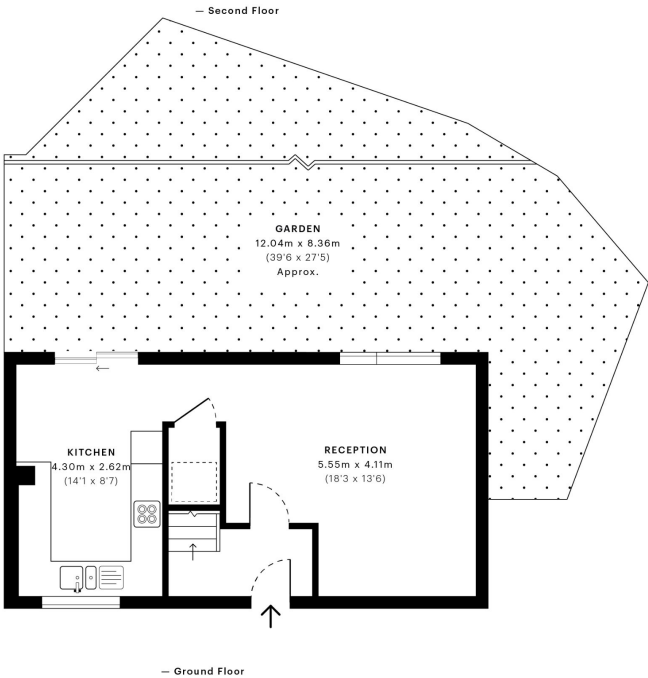
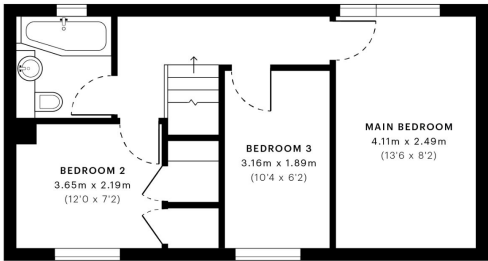
- Fully detached
- Peaceful location
- Three bedrooms
- Potential buy to let
- Freehold
- Spacious Garden
- Close to parks, transport and supermarkets
- Allocated parking
- Generous reception area
- \*Viewings Available 7 Days A Week\*



Porter Road, E6

CAPTURE DATE 08/05/2021 LASER SCAN POINTS 2,836,976

GROSS INTERNAL AREA  
67.37 sqm / 725.16 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
67.37 sqm / 725.16 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes washrooms, restricted head height  
63.69 sqm / 685.55 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5 m  
0.79 sqm / 8.50 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 67.05 sqm / 721.72 sqft  
IPMS 3C RESIDENTIAL 64.59 sqm / 695.24 sqft

SPEC ID: 609131df19321f0db3eff697

## Energy Performance Certificates

