



**BLUEPRINTS & CO.**  
P R O P E R T I E S

Sales - Lettings - Management - Mortgages



## Eighth Avenue

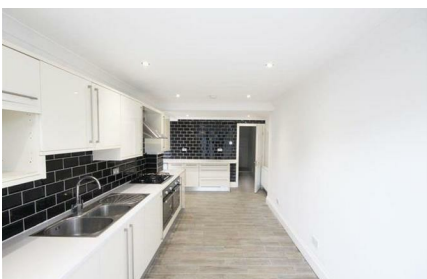
London, E12 5JN

**Offers in excess of £500,000**



Blueprints & Co Properties are Pleased to bring this newly refurbished six bedroom mid terrace Victorian property with generous accommodation spread over three floors the property offers two reception rooms, large modern fitted kitchen with diner and ground floor shower/bath room, four bedrooms on the first floor and a further two in the loft conversion with shower/bath room. All newly refurbished.

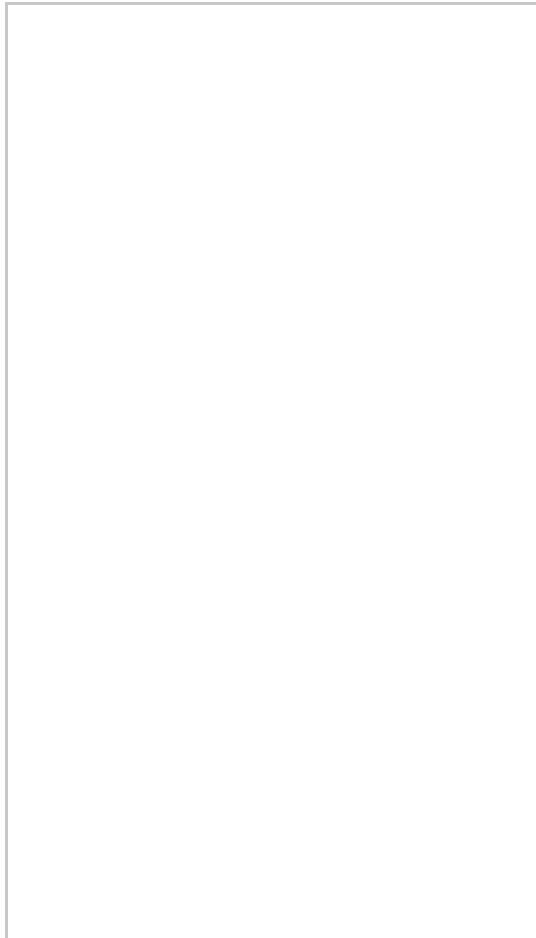
The property is conveniently located close to local shops on Romford Road and is also within easy access of Ilford Town centre and Manor Park with its transport links into the city. The property is well proportioned and is brand new we would highly recommend and internal viewing to avoid disappointment.



### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	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
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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