



LICHFIELD ROAD, E3

£1,100,000 FREEHOLD

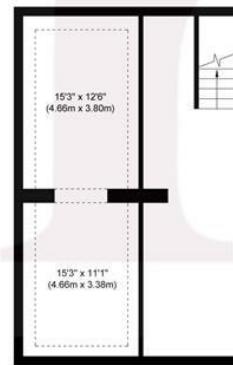
- Mid terraced Victorian house
- Residential permit parking
- 40ft rear garden

- 1493sq ft of total space
- Well maintained family home
- Period features

wj
meade

est. 1953

2018



Cellar
Approximate Floor Area
375 sq. ft
(34.85 sq. m)

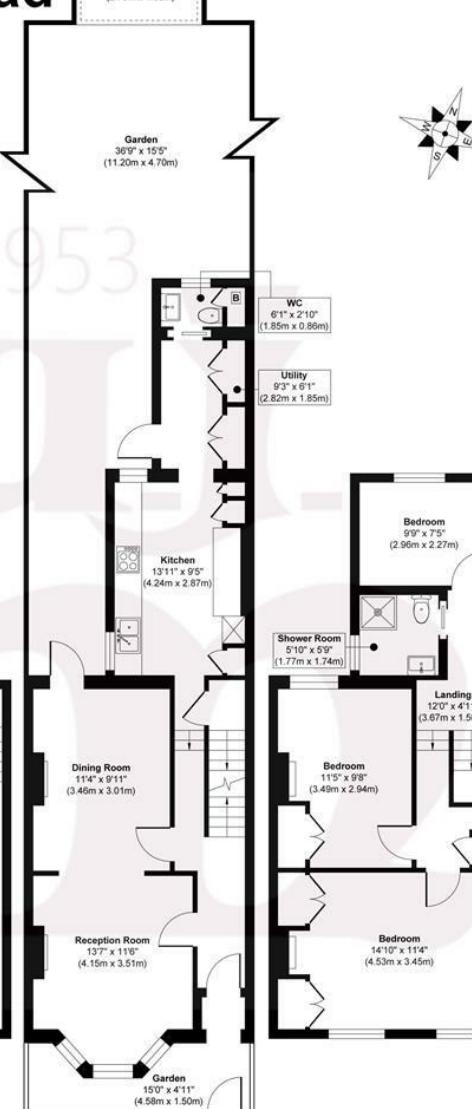
Ground Floor
Approximate Floor Area
603 sq. ft
(55.07 sq. m)

First Floor
Approximate Floor Area
515 sq. ft
(47.89 sq. m)

Approx. Gross Internal Floor Area 1493 sq. ft / 138.80 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



WJ Meade are delighted to present this Victorian terraced house set within the much-coveted Tredegar Square Conservation Area. The accommodation is spread over 1,118sq ft (excluding basement) with a traditional through reception room with two ornate fireplaces, modern kitchen, utility room and guest WC across the ground floor, with three bedrooms and contemporary shower room on the first floor. Retaining many original period details such as decorative cornicing, sash windows with working shutters and exposed floorboards, this is a fine example of a characterful family home with plenty of scope for expansion (subject to planning permission). Ideally situated for immediate access to Mile End underground station, with great local pubs and artisan coffee shops nearby, Victoria Park and the Regents Canal just a short walk away.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do they form any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Council tax band E
Current EPC Rating 57
Tenure: Freehold

