



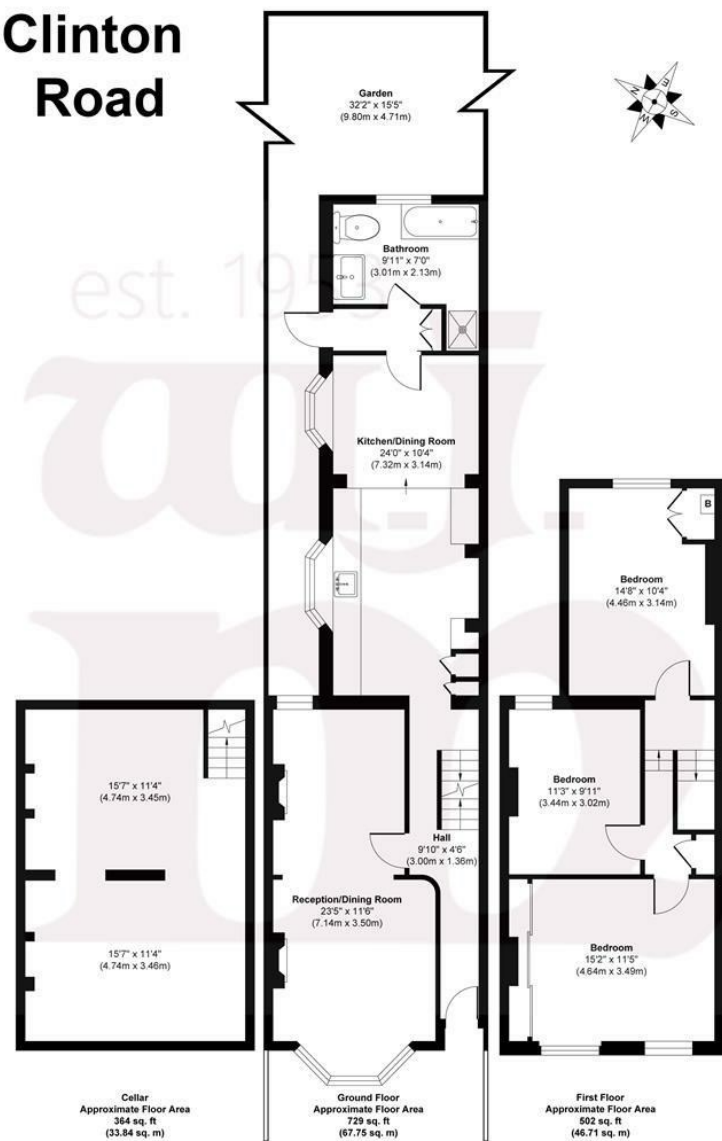
CLINTON ROAD, E3

£1,175,000 F/H

- Residential Permit Parking
- Large Storage Basement
- Retained Period Features
- Mansard Extension Available (STPP)
- Enclosed Rear Garden
- Wonderful Family Home

wj.
meade

Clinton Road



WJ Meade are pleased to present this three bedroom Victorian terraced house within the much coveted Clinton Road Conservation Area. Situated on a residential no - through road within the boundaries of Mile End Park, moments from the Regents Canal and just a short walk from Mile End underground station. Arranged with a through reception room, eat-in kitchen and four piece bathroom across the ground floor. On the first floor there are three double bedrooms. To the rear there is a well maintained garden extending to 45 ft.

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 of 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 54
 Tenure: Freehold

