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326 Mare Street  
London E8 1HA  
Tel: 0208 510 0808

**Lyal Road, London, E3 5QG**  
**Asking Price £1,100,000**

A rare opportunity to acquire a sought after freehold house in a desirable tree lined road.

This spacious three storey property comprises, would benefit from some updating and comprises reception room, fitted kitchen with dining area, conservatory,

three bedrooms, two bathrooms and a private rear garden.

Ideally positioned for access to the numerous shopping amenities and transport links of Bethnal Green, Miles End Green, Aldgate, Shoreditch, Bethnal Green, Liverpool Street and the City.

An ideal home purchase.

Viewings are highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	45	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	41	73
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 118.3 SQ.M. (1187 SQ.FT.)

We have every attempt to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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