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Shrubland Road, London, E8 4NH  
Offers In Excess Of £1,250,000



Tenure: Freehold

A delightful RECENTLY RENOVATED THREE BEDROOM PERIOD HOUSE, located close to Haggerston, London Fields and Broadway Market as well as the local bars, pubs and restaurants. This property comprises of two spacious reception rooms, a fitted kitchen, two double bedrooms and a GENEROUSLY SIZED MASTER BEDROOM, a family sized bathroom and a large PRIVATE REAR GARDEN and it maintains many original architectural features. Call now to arrange a viewing. The property is ideal for first time buyers/ Investors.

**Downstairs Bathroom**  
**10'2" x 5'8" (3.11 x 1.74)**

Double glazed window to front and side aspect, panel enclosed bath with shower attachment within, wash hand basin, low level flush w.c, tiled splash back and laminate woo effect flooring.

**Lounge**  
**22'0" x 12'0" (6.71 x 3.66)**

Single glazed bay window to front aspect, coving to ceiling, double radiator, wrought iron fireplace, power point, television point and carpet.

**Kitchen**  
**8'5" x 8'0" (2.57 x 2.44)**

Single glazed windwo to rear aspect, range of wall and base units with roll top work surfaces incorporated, sink and drainer unit, integrated cooker, space for fridge freezer, door leading to garden, power point and laminate wood flooring.

**Bedroom One**  
**15'8" x 10'9" (4.78 x 3.3)**

Single glazed window to front aspect, dado rail, television point, power point and carpet.

**Bedroom Two**  
**10'11" x 10'5" (3.35 x 3.18)**

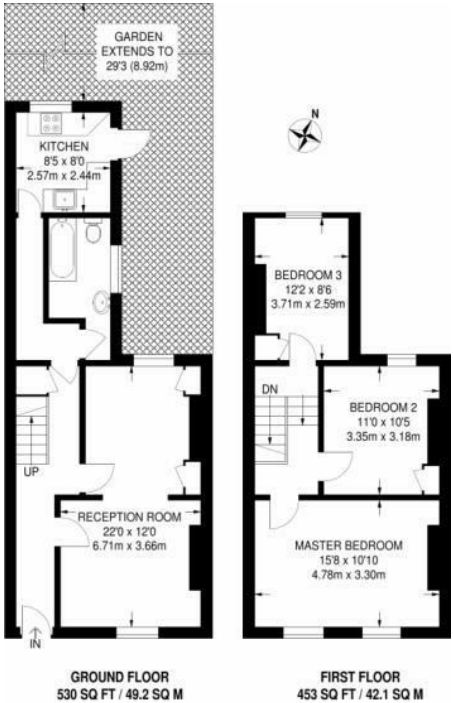
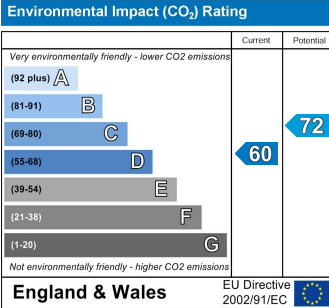
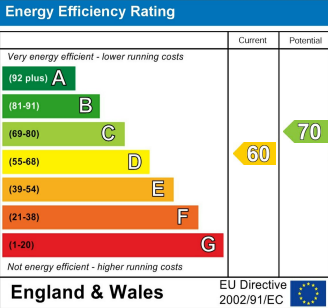
Single glazed window to rear aspect, dado rail, built in storage cupboard, television point, power point and carpet.

**Bedroom Three**  
**12'2" x 8'5" (3.71 x 2.59)**

Single glazed window to rear aspect, dado rail, built in storage cupboard, television point, power point and carpet.

**Garden**

Mainly laid to lawn with plant and shrub borders.



APPROXIMATE GROSS INTERNAL AREA  
983 SQ FT / 91.3 SQ M

