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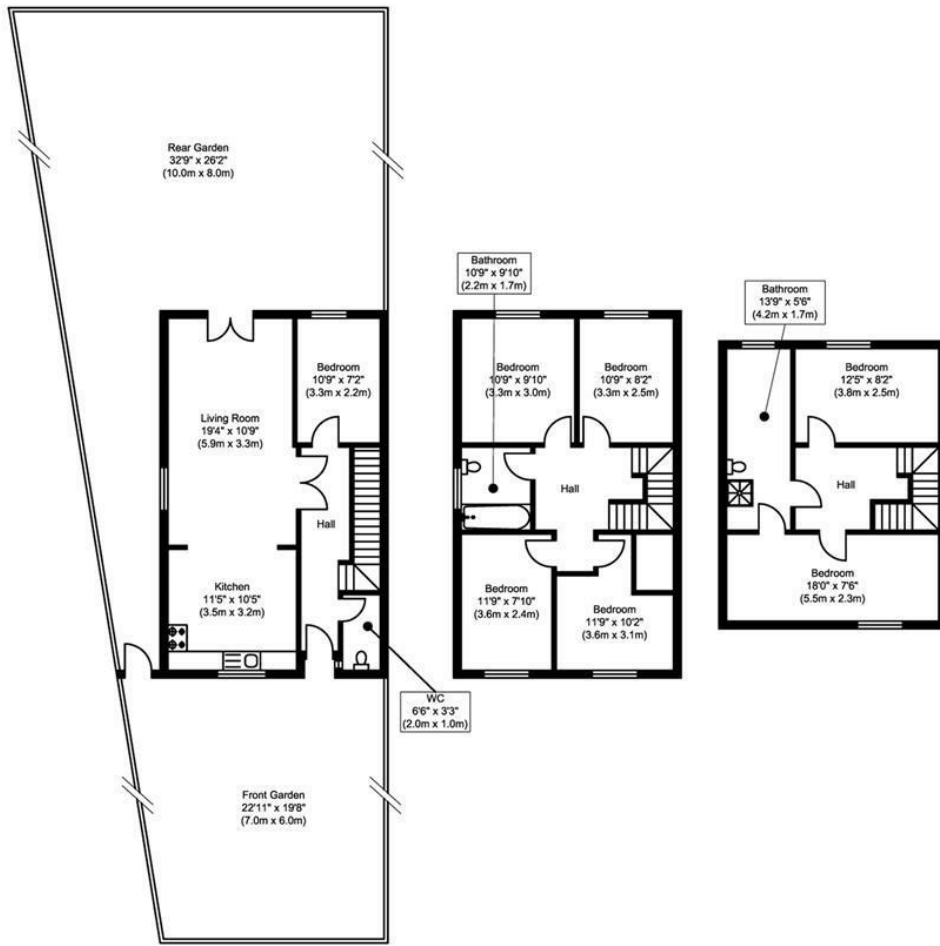


Louisa Gardens  
London, E1

ea2 are pleased to offer for sale this end of terrace 3 storey Freehold House offering 7 bedrooms, 2 Bathrooms and a cloakroom. Boasting an impressive 1,550 square feet of living space, the house comprises of a bright Reception leading to a large Garden, a newly fitted open plan Kitchen, a cloakroom and a double bedroom on the ground floor, 4 double Bedrooms and a Bathroom on the first floor and a further 2 double Bedrooms and a Bathroom on the 2nd floor. The property also benefits from off street parking to the front and is located close to Stepney Green station and local bus routes providing great access to the City, Spitalfields, Shoreditch & Canary Wharf. Close to Queen Mary University and the Royal London Hospital. The owner has advised that they are currently achieving a rental income of £5,500 per calendar month. A lovely family home or a great buy to let investment. The property is being offered Chain Free.

Asking Price  
£1,200,000





Ground Floor  
Approximate Floor Area  
554.12 sq. ft.  
(51.48 sq. m)

First Floor  
Approximate Floor Area  
560.58 sq. ft.  
(52.08 sq. m)

Second Floor  
Approximate Floor Area  
434.0 sq. ft.  
(40.32 sq. m)

### Louisa Gardens, E1

Whilst every attempt has been made 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. produced on behalf of Ea2

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



ea2 Ltd have prepared these sales particulars as a general guide only. ea2 Ltd have not carried out a detailed survey, nor tested any services, appliances or fittings. Information regarding the length of lease, ground rent and service charge is provided by the seller and believed to be correct. Any purchaser is strongly advised to obtain verification from their legal advisor or surveyor.