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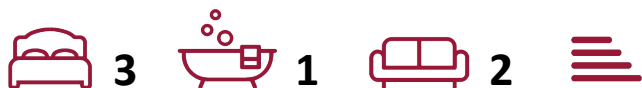


Lavender Grove, London Fields, E8 3LS

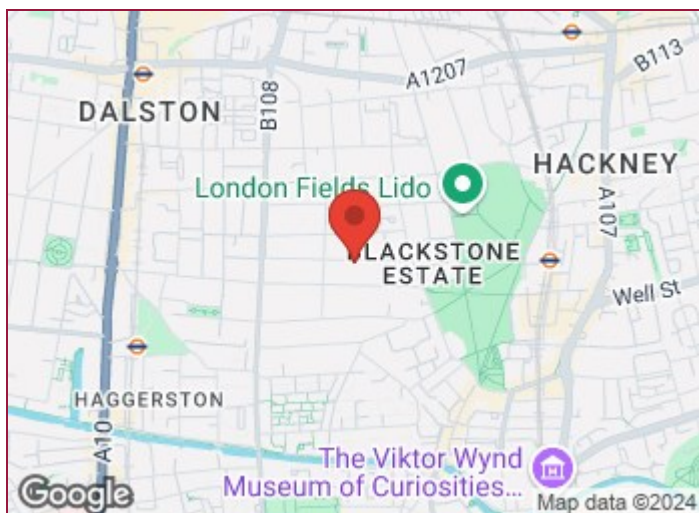
3 Double bedroom, period character property. Situated on this sought-after beautiful residential road, directly off Queensbridge Road & Lansdown Drive, moments' walk from London Fields & Lido, London Fields Station and the ever-popular Broadway Market. Benefiting from; 3 double bedrooms, 2 large open plan receptions rooms with wood flooring, 1st floor bathroom/WC, large family size kitchen/diner with access to mature split level south facing rear garden with patio area and fruit trees. Offered part furnished, available from 21/9/24, early viewing highly recommended.

£4,500 Per Month |

Lavender Grove, London Fields, E8 3LS



- 3 Double bedroom, period character property
- Moments' walk from London Fields & Lido & London Fields Station & Broadway Market
- Large family size kitchen/diner
- Available from 21/9/24
- Sought-after residential road
- 2 Large open plan receptions rooms
- Split level south facing rear garden
- Off Queensbridge Road & Lansdown Drive
- 1st floor bathroom/WC
- Offered part furnished



[Directions](#)



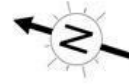


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Approx Gross Internal Area = 133.1 sq m / 1432 sq ft

Garden = 50.47 sq m / 543 sq ft

Total = 183.57 sq m / 1975 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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