



## 171 SWATON ROAD LONDON, E3 4EP

**£680,000**  
FREEHOLD

Available for Offers In Excess of £680,000. This large, spacious, two-storey Victorian three bedroom property is well located for access to a choice of DLR and tube stations. The property comprises a ground floor spacious kitchen/dining room, a separate dining room which leads on to the reception/living area. Upstairs there is a family bathroom suite and three bedrooms - two of which are very large doubles and one smaller single room/office. The property also further benefits from a completely private, large West-facing rear garden. Set within this conservation area, the property is moments from Tower Hamlets Cemetery Park with its 27 acres of woodland.

**DouglasPryce**

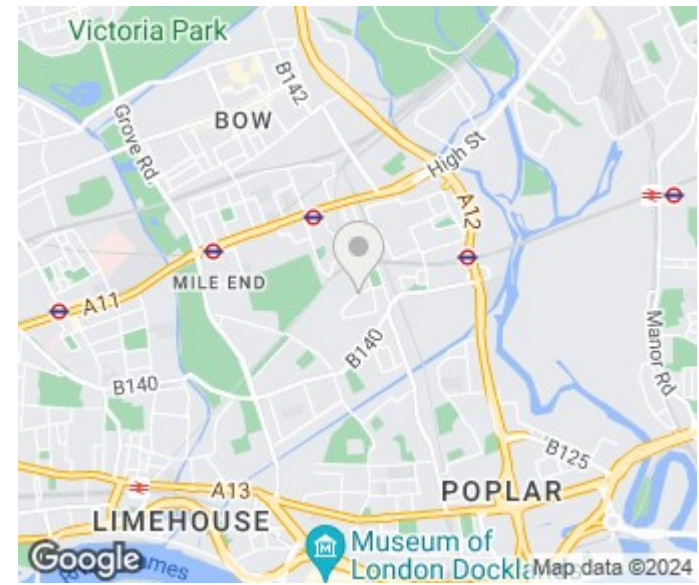


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SWATON ROAD E3  
GROSS INTERNAL AREA  
TOTAL: 88.sq.m - 953.sq.ft



**FIRST FLOOR**  
This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every attempt has been made to ensure the accuracy of this floor plan measurements of doors, windows, rooms, Sq.footage & sq.meters are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 180 day Licence to use this Plan 04102023. Not to scale. Floorplan, Photography, Virtual Tours, Inventory, Video & EPC's by www.steelhelondon.co.uk email: mark@steelhelondon.co.uk



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>		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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