

Daniel
Frank





3 Drummond Road London, E11 2JS

Located in one of London's most desirable areas just 0.3 miles from Wanstead Central Line Station, this charming five-bedroom period property exudes character and elegance.

Spread over three floors, the ground level features a large, welcoming hallway with a magnificent half-turn staircase. The bright and spacious lounge showcases an arts and crafts style fireplace. Adjacent is a well-proportioned kitchen with a utility room and a sizeable dining room that opens into the garden room. A convenient downstairs WC completes the ground floor.

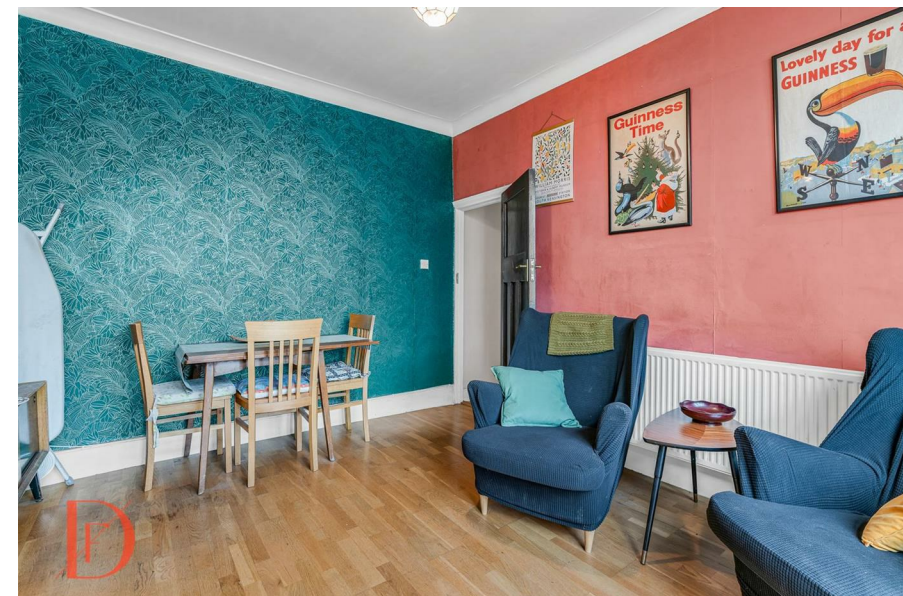
Ascending to the first floor, you'll find four bedrooms, three of which are doubles. This floor also includes a four-piece family bathroom and a separate WC with a basin.

The third and final floor houses the expansive fifth bedroom, which benefits from additional storage in the eaves.

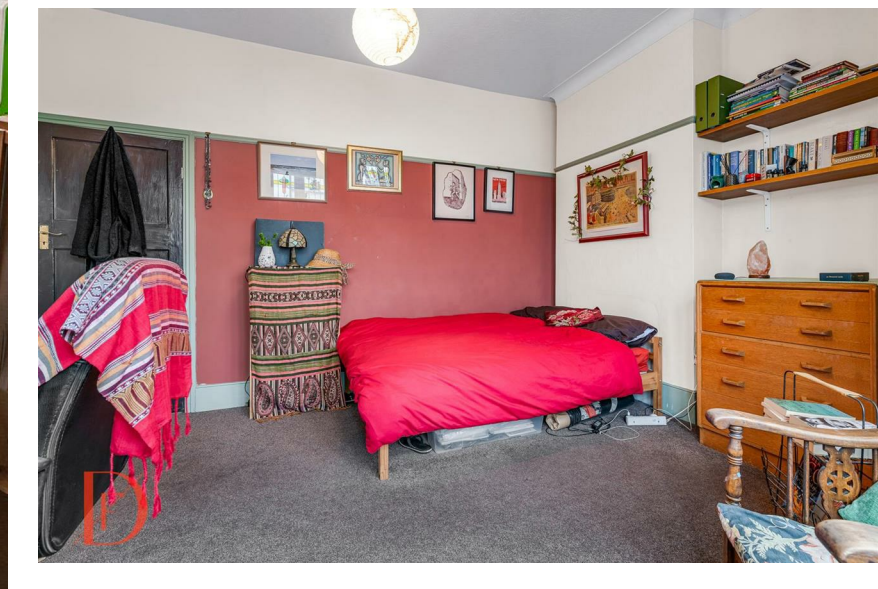
Externally, the property boasts a beautifully maintained rear garden and a small front garden, along with on-road permit parking.

Tenure Freehold
Council Redbridge





Your Next Chapter

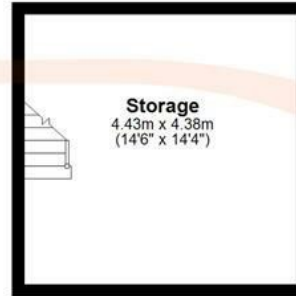


Your Next Chapter



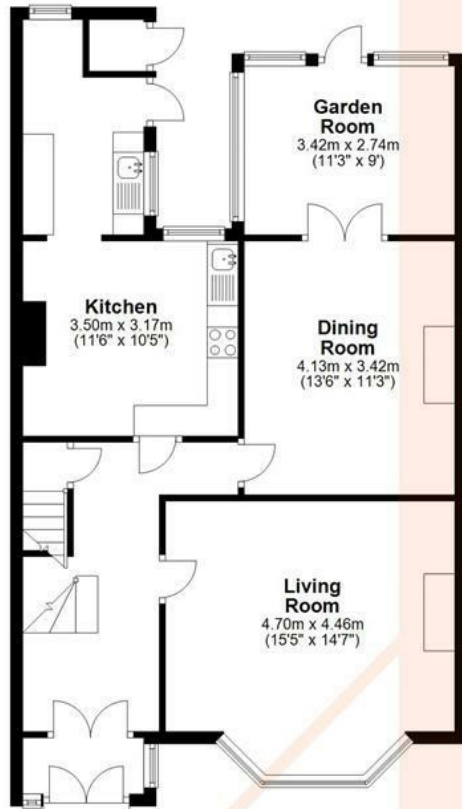
Basement

Approx. 19.4 sq. metres (208.6 sq. feet)



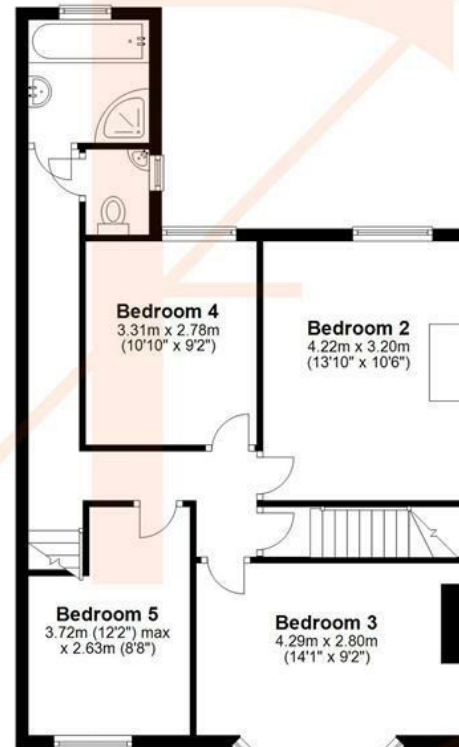
Ground Floor

Approx. 75.3 sq. metres (810.3 sq. feet)



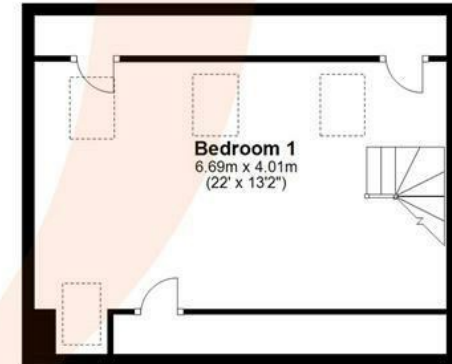
First Floor

Approx. 63.8 sq. metres (687.0 sq. feet)



Second Floor

Approx. 36.8 sq. metres (395.8 sq. feet)



Total area: approx. 195.3 sq. metres (2101.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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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		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	