



## 19 SHANDY STREET LONDON, E1 4LX

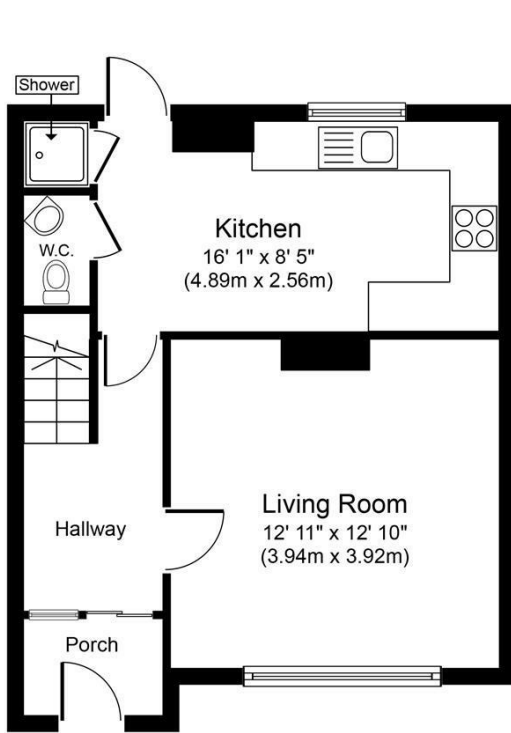
£700,000  
FREEHOLD

We are pleased to offer this spacious three-bedroom terraced house located just a few minutes' walk from Stepney Green Underground Station. This charming property boasts three generous sized bedrooms, a first-floor family bathroom, and a bright, airy living room.

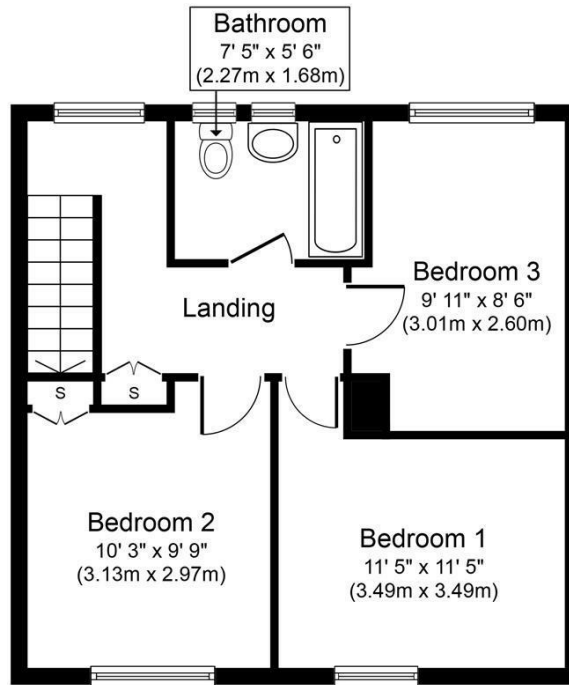
One of the highlights of this home is its large garden, which includes the added bonus of side access, making it perfect for outdoor activities and easy storage. Situated on a gated street, the property offers a sense of privacy.

The location is a major advantage, with Stepney Green Underground Station just a short walk away, providing excellent transport links across London. The area is rich in amenities, including shops, cafes, and restaurants, ensuring all your needs are met. Additionally, the nearby Stepney Green Park offers a great space for leisure and recreation.

  
**BELLS**  
ESTATE AGENT



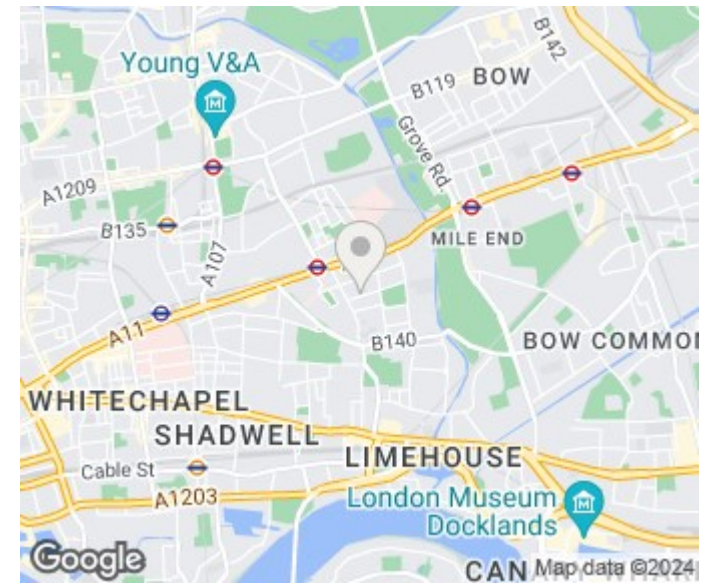
**Ground Floor**  
 Approximate Floor Area  
 426 sq. ft.  
 (39.6 sq. m.)



**First Floor**  
 Approximate Floor Area  
 470 sq. ft.  
 (43.6 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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.

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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		59	
(39-54) E			
(21-38) F			
(1-20) G			
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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