

# LILYANA

ESTATES



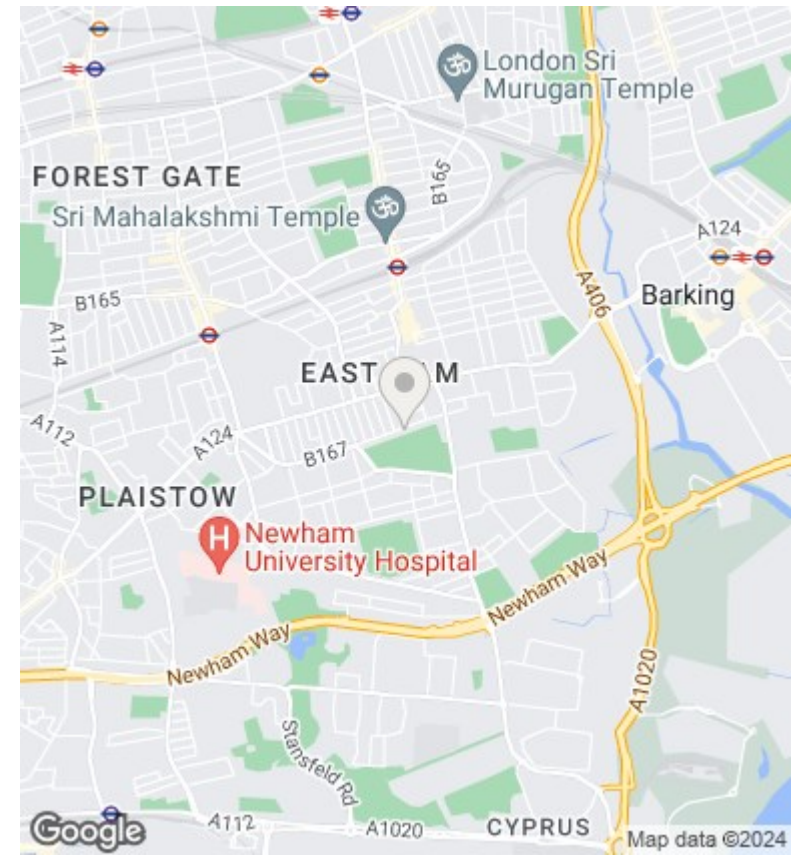
## CENTRAL PARK ROAD, EAST HAM

Offers over £650,000

- 6 bedroom
- 1500+ sq ft
- 3 bathrooms
- development potential
- garage
- veritile use

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## Summary

Welcome to Central Park Road, East Ham - a charming end terrace house with great potential! This property boasts 6 bedrooms and 3 bathrooms as licenced HMO, spread across 1,503 sq ft of living space, providing ample room for a growing family or those who love to entertain.

One of the stand-out features of this property is its versatility - whether you're looking for a spacious family home or considering converting some of the rooms into a home office or study, the possibilities are endless.

With the added bonus of a garage, convenience is at your doorstep. The chain-free status of this property means a smoother buying process for you, allowing you to make this house your home without any delays.

## Viewings

Viewings by arrangement only.  
Call 02035 381156 to make an appointment.

Council Tax Band  
D

EPC Rating:  
D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		78
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	