

# LILYANA

ESTATES

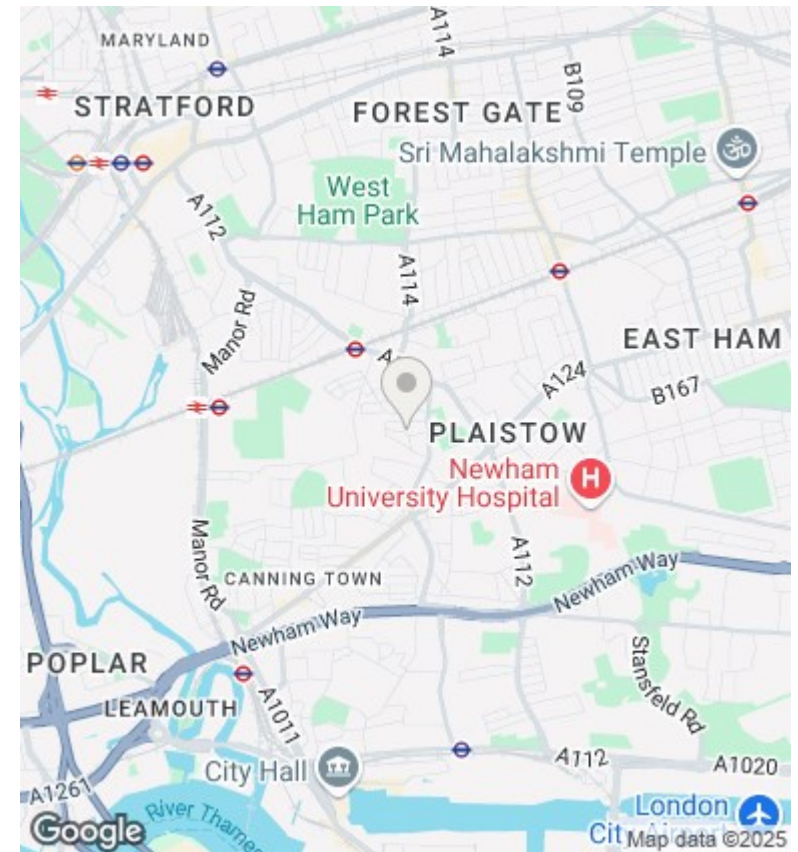
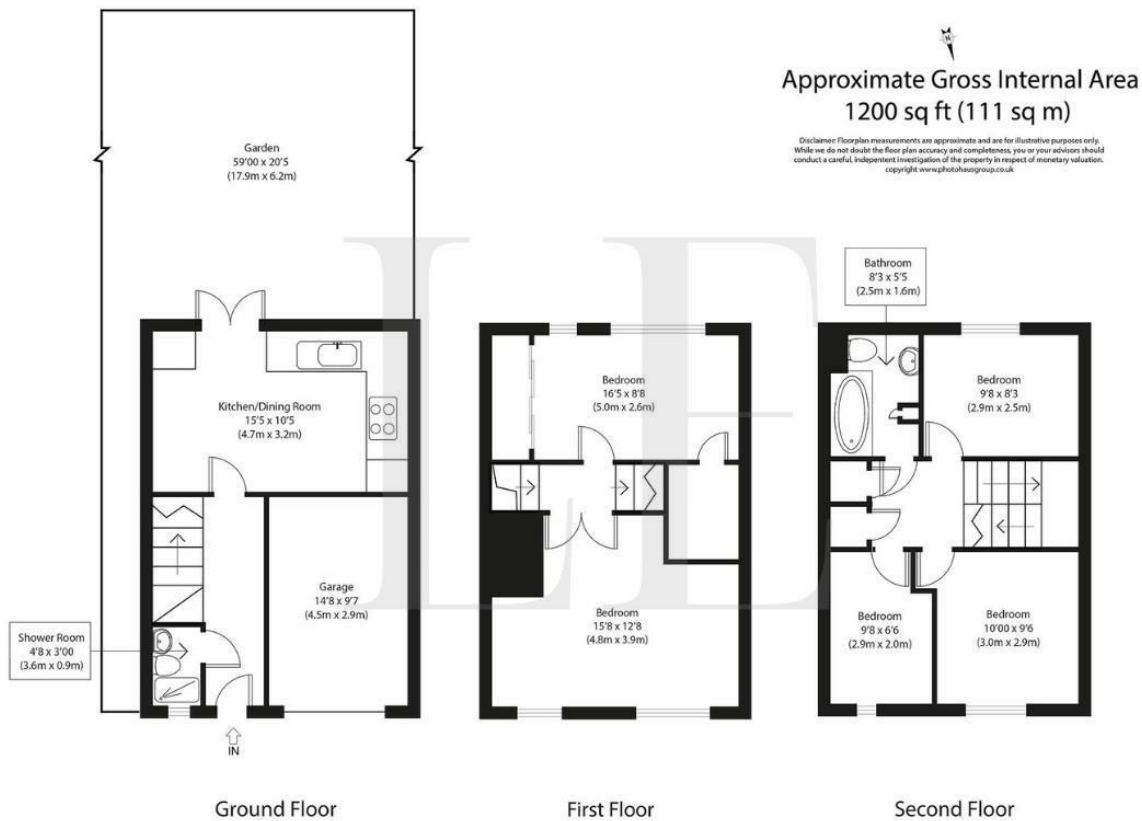


## Second Avenue, London

Offers in excess of £550,000

20 Wenlock Road, Islington, London, N1 7GU  
02035 381156

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## Summary

Lilyana Estates is delighted to present this semi detached four-bedroom townhouse on Second Avenue, Plaistow.

The property features a modern kitchen/diner with freestanding appliances, a spacious reception room, two bathrooms, and a spacious back garden. On the first floor, you'll find a well proportioned reception room and master bedroom. The second floor offers two good sized bedrooms, a smaller third bedroom, and a stylish 3 piece family bathroom.

Additional benefits include a spacious double driveway, a garage with potential to be converted into an additional living room, in addition to a loft and ground floor expansion (subject to planning permission).

## Viewings

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

## Council Tax Band

D

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	