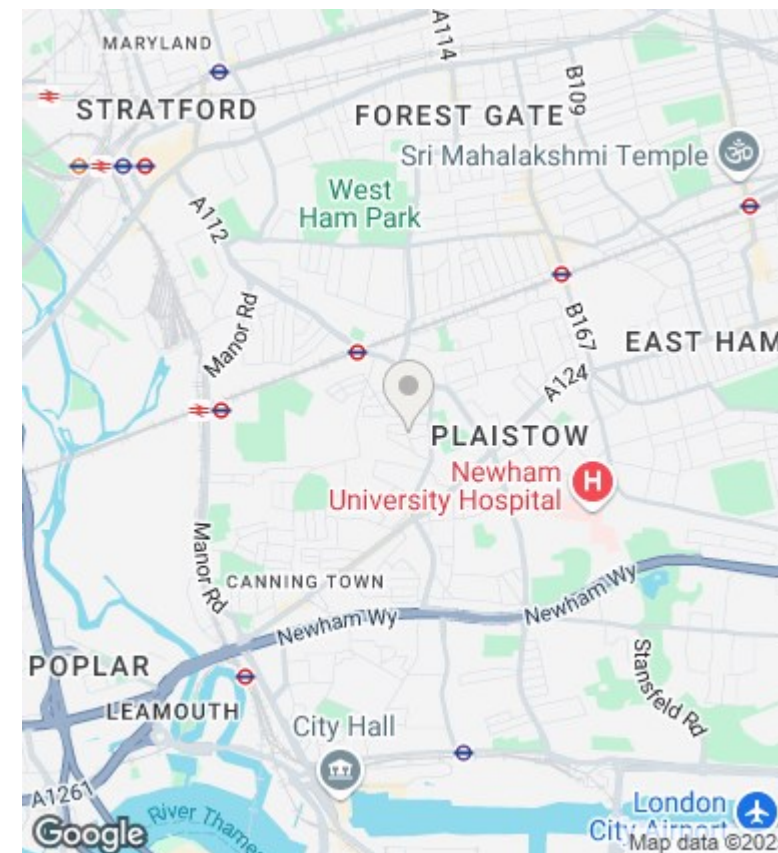
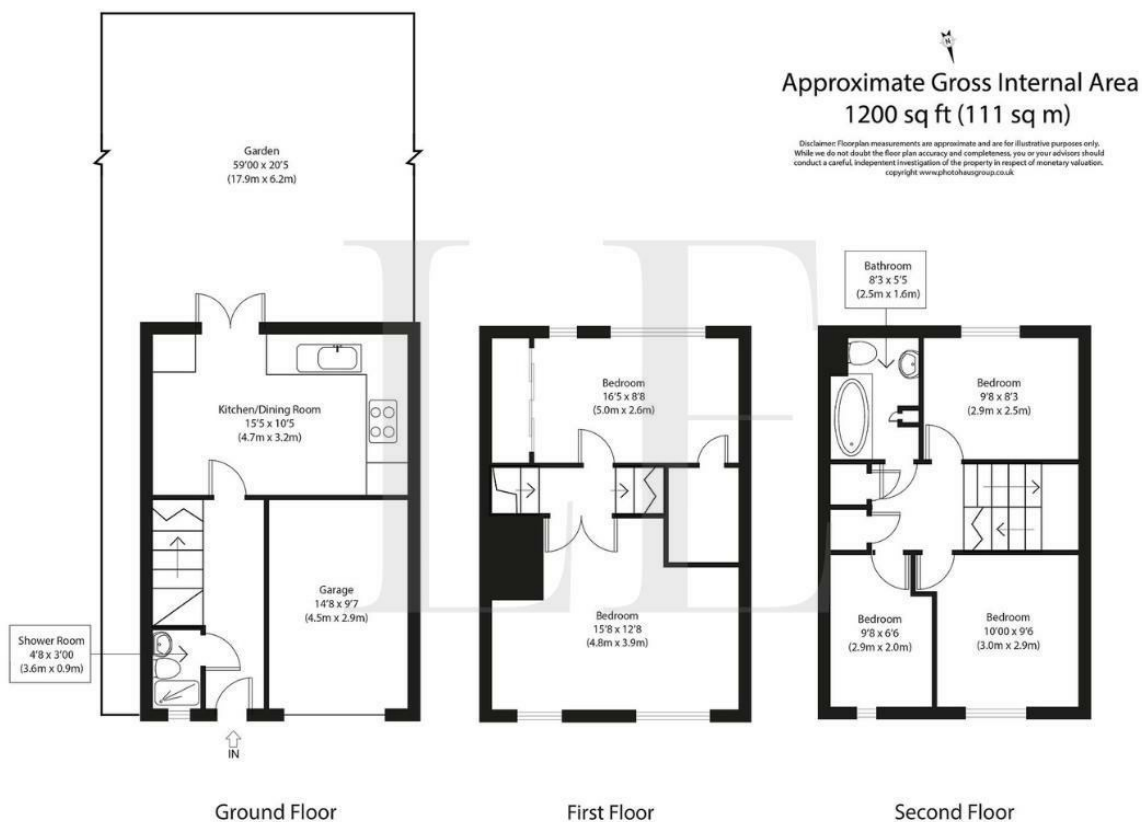




## Second Avenue, London

Offers in excess of £550,000





## 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
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</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		
England & Wales		EU Directive 2002/91/EC

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