



East Ferry Road

London, E14

Offers in excess of £900,000

A gorgeous three bedroom semi-detached house of approx. 1,250sq ft, occupying a generous corner plot and situated on East Ferry Road, within the Manchester Grove Estate, part of the overall Chapel House Conservation Area.



East Ferry Road

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- Semi-detached Freehold House
- 1,230sq ft Internal Space
- Large Private Garden
- Three Double Bedrooms
- Two Bathrooms
- Located in the Chapel House Street Conservation Area.
- Island Gardens DLR Station (0.2km)
- Approx. 200 metres to Canary Wharf College, East Ferry

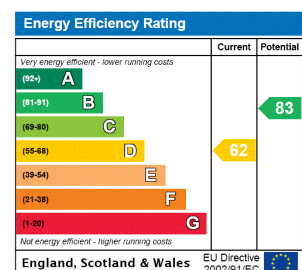


the Manchester Grove Estate, forming part of the overall Chapel House Conservation Area. The property is ideally located equi-distant to Island Gardens and Mudchute DLR stations (200m) for easy access to Canary Wharf and The City of London.

The property has been lovingly renovated and extended by the current owner to create an exceptional, open-plan entertaining arrangement on the ground floor. The stunning reception room has hardwood flooring and bathed in an abundance of natural light, courtesy of the large bi-folding patio doors that lead out onto a well-maintained patio-garden to the rear. There is also more additional garden space that sits on the north side of the property. The lounge continues and steps down into a spacious, bespoke kitchen, with plenty of built-in storage and ample room for a separate dining area. Combined, the whole ground floor living space flows incredibly well and would complement the lifestyle of any modern family.

Accommodation on the first floor comprises of two generous, double-bedrooms and a sumptuous four-piece bathroom suite, complete with a stylish walk-in shower and finished in white with marble flooring. The conversion of the original loft space has created an additional double bedroom with its own separate en-suite. All bedrooms are fitted with either sash or Velux double-glazing to create a warmer and more comfortable user experience.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Tower Hamlets
Council Tax Band: D



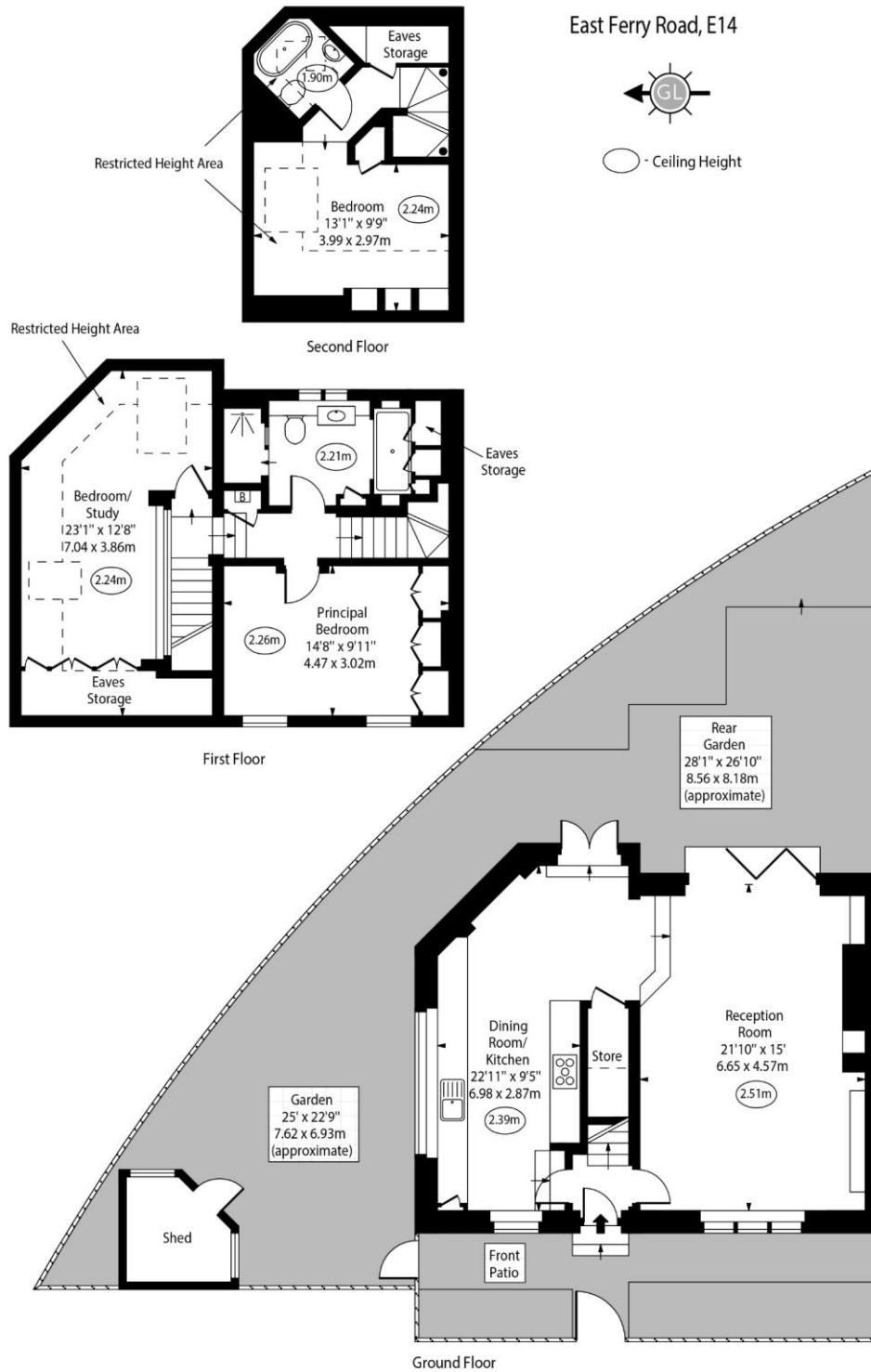
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○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 1230 Sq Ft - 114.27 Sq M

Approx. Floor Area Including Restricted Heights 1460 Sq Ft - 135.63 Sq M
(Including Eaves Storage)

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