



# Friars Mead

Manchester Road, E14

Asking Price £750,000

A three-bedroom freehold house located in the Friars Mead development along the eastern edge of the Isle of Dogs, with private off-street parking, a good-sized rear garden and offered to the market chain-free.





# Friars Mead

## Manchester Road, E14

- Freehold House
- 3 Bedrooms | 1 Bathroom
- 915sq ft Internal Living Space
- Semi-Open Plan Living-Kitchen
- Conservatory and Private Garden
- Private Allocated Parking
- Crossharbour DLR Station 0.3km
- Sold Chain Free





With accommodation spanning 915sq ft, this end of terrace freehold house boasts three good sized bedrooms, modern bathroom, gorgeous separate kitchen, large reception, conservatory and a private garden, with the added bonus of a private parking bay, plus new wood flooring and carpets throughout.

Friars Mead is located on the eastern side of the Isle of Dogs and close to Canary Wharf, with Crossharbour DLR and Asda superstore just around the corner. The property has brilliant transport links with Canary Wharf Jubilee Line Station located a mile away, however, the local DLR station at Crossharbour gives you easy access to The City, Stratford, Central London & Beyond. The property is also just a few minutes from the river Thames and Mudchute park/farm.

**Tenure:** Freehold

**Service Charge:** N/A

**Ground Rent:** N/A

**Local Authority:** Tower Hamlets

**Council Tax Band:** E

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 96 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### *Chestertons Canary Wharf & Greenwich Sales*

Harbour Island

28 Harbour Exchange Square

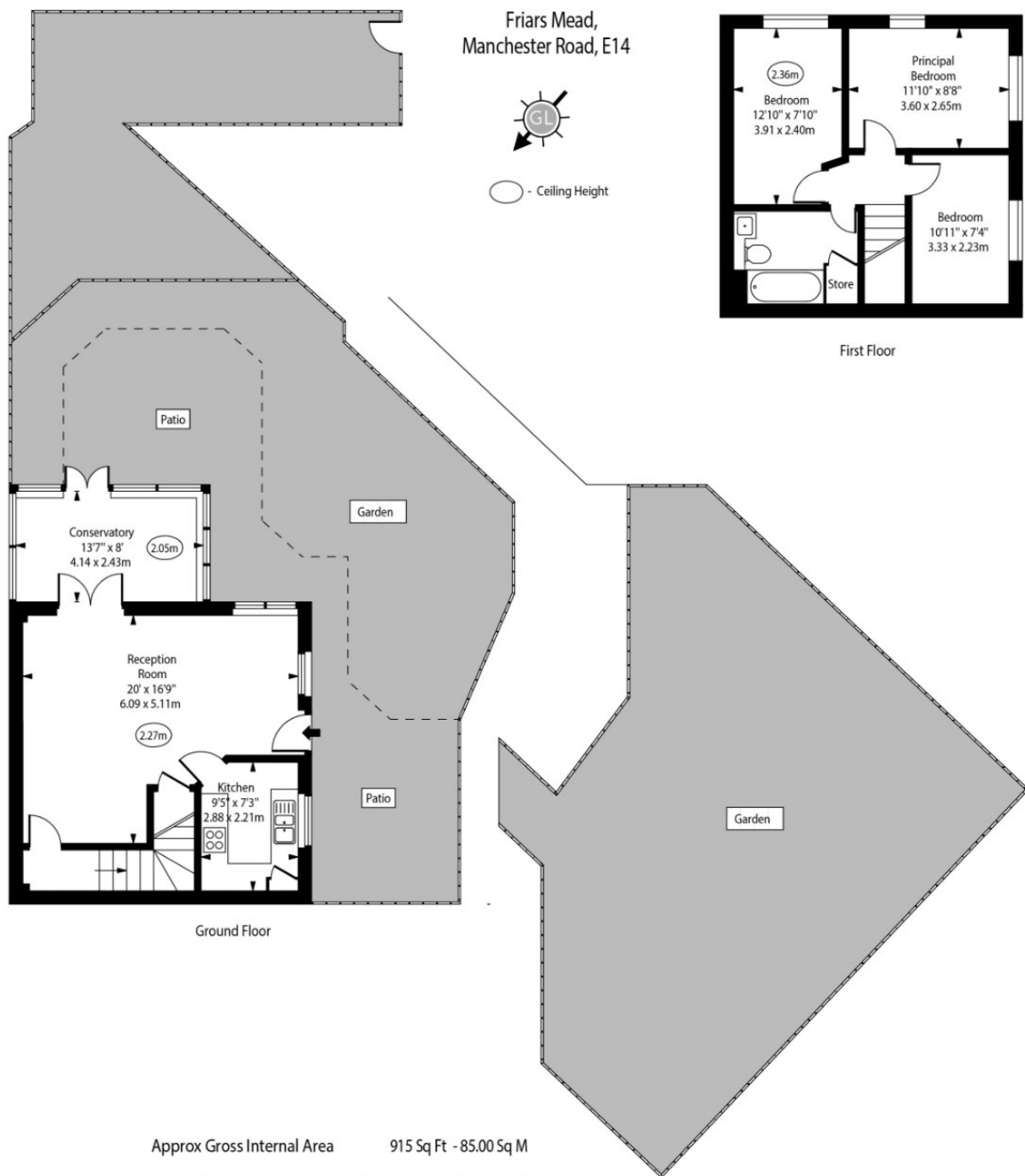
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Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.  
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