



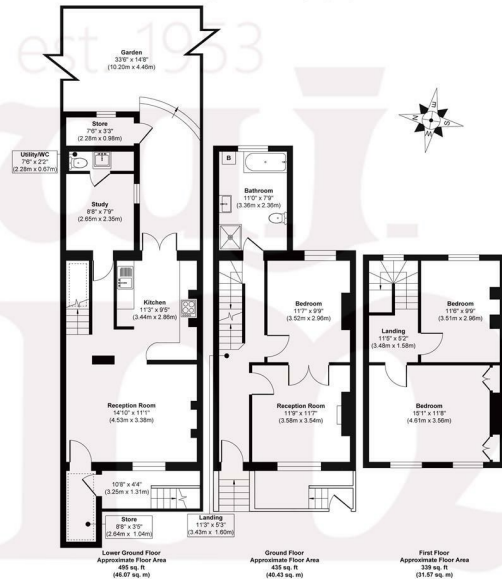
VIVIAN ROAD, MILE END E3

£1,250,000

- 1269 sq ft / 118 sq m
- Catchment area for chisenhale primary
- Residents permit parking
- East facing 33ft garden
- Popular tree lined street
- Moments from victoria park

wj.
meade

Vivian Road



WJ Meade are delighted to present this beautiful three Storey Victorian terraced house within the highly coveted Driffeld Conservation Area, positioned just to the south of Victoria Park. The accommodation is spread over 1269 sq. ft. with a flexible configuration it is currently used with three bedrooms plus additional home office, two reception rooms one of which is open plan to the kitchen with access then out to the rear garden. There is also a well appointed four piece bathroom suite plus guest cloakroom, with many retained original features, this is a beautiful home situated alongside a growing array of local amenities.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through WJ. Meade Estate Agents. All subject to contract and to being unsold.

Service charge £n/a
Ground rent £n/a
Reserve fund £n/a
n/a years lease
Council tax band E
Current EPC Rating 58

