



## Finnis Street, Bethnal Green, E2 0DX Offers In Excess Of £750,000



\*\* FREEHOLD HOUSE WITH GREAT POTENTIAL IN BETHNAL GREEN \*\*

\* VIRTUAL TOUR ONLINE \*

OC Homes are delighted to offer this three-bedroom terraced house to the sales market, ideally situated within walking distance of Bethnal Green Underground Station (Central Line) and Bethnal Green Overground Station, as well as being next to the popular Weavers Fields park. The property is coming to the market for the first time in 40 years and is the perfect project home with lots of scope for development with potential for front and rear extensions. A charming terraced house on a sought-after road in Bethnal Green, the property is ideal for buyers looking for freehold property in a superb location to put their stamp on.

Accommodation comprises; Ground Floor - large front garden with off street parking (potential to create a front extension as others on the street have), entrance hallway, reception room, kitchen / diner, and access to a good size rear garden. The first floor comprises three bedrooms, family bathroom, and access to loft for storage. There is potential to extend to the rear and front of the property (STPP), creating a larger living space on the ground floor. This property is sure to attract a lot of interest so to arrange a viewing please call the OC Homes sales team now.

- FREEHOLD HOUSE
- POTENTIAL TO EXTEND TO REAR & FRONT
- OFF STREET PARKING
- LOTS OF LOCAL AMENITIES
- CLOSE TO WEAVERS FIELDS PARK
- EXCELLENT TRANSPORT LINKS
- CLOSE TO BOTH TUBE & OVERGROUND STATIONS
- SUPERB POTENTIAL IN SOUGHT AFTER LOCATION

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

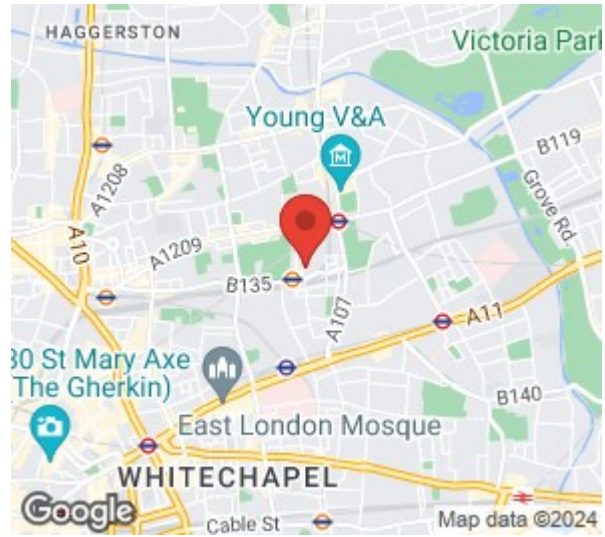
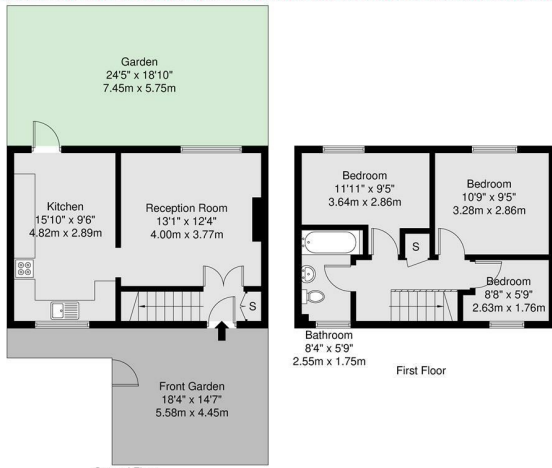






Finnis Street, Bethnal Green, E2

GROSS INTERNAL AREA  
67.7 sq m / 728 sq ft



GROSS INTERNAL AREA (GIA)  
The largest of any room  
67.7 sq m / 728 sq ft

TOTAL STORAGE SPACE  
Including all built-in cupboards  
0.8 sq m / 8 sq ft

EXTERNAL STRUCTURAL FEATURES  
Including: Balcony, Terrace, Porch, etc.  
68 sq m / 731 sq ft

RESTRICTED HEAD HEIGHT  
Including: Loft, Staircase, etc.  
0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		85
(81-91) B		
(69-80) C	60	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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