



Goldsmith Road, London, , E10 5EX

£700,000

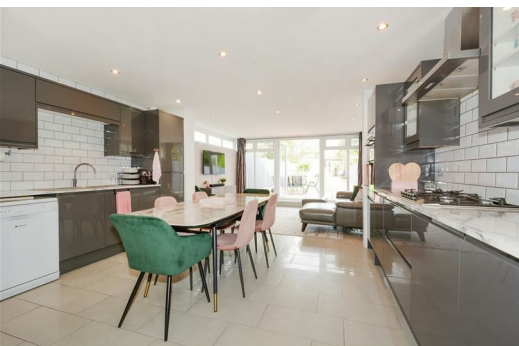
Elms Estates are delighted to be able to offer to the market for sale this amazing FOUR Bedroom Terraced House.

Goldsmith Road is nestled in an attractive residential area with great independent pubs, cafes and restaurants. within a short walk are the vast green spaces of Hackney Marshes leading to Queen Elizabeth Olympic Park. Within walking distance of Leyton (Central Line) Underground Station and Leyton Midland Road Overground Station offering connections to the Victoria Line and Elizabeth Line also.

Internally the property is bright and spacious throughout, offering a large through lounge, as well as a modern kitchen and dining area leading out to a garden in excess of 80ft in length. To the first floor, the property boasts three double bedrooms with an additional fourth bedroom and en suite to the second floor.

Goldsmith Road really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception Room

25'7" x 11'5" (7.8 x 3.5)

Kitchen/Dining Room

29'10" x 14'5" (9.1 x 4.4)

Ground Floor Bathroom

Bedroom One

15'5" x 11'9" (4.7 x 3.6)

Bedroom Two

11'5" x 10'5" (3.5 x 3.2)

Bedroom Three

8'10" x 8'6" (2.7 x 2.6)

Bedroom Four

16'4" x 11'5" (5.0 x 3.5)

En-Suite To Bedroom Four

Garden

Material Information

Tenure: Freehold

Council Tax Band: C

Additional Notes: We must by law advise that the Vendor for this property is an associate of a member of staff at Elms Estates



Goldsmith Road, E10

Approx. Gross Internal Area(Including Restricted Height) 1726 Sq Ft - 160.35 Sq M
 Approx. Gross Internal Area(Excluding Restricted Height) 1560 Sq Ft - 144.92 Sq M
 Approx. Gross Garden Room/ Shed Area 264 Sq Ft - 24.53 Sq M



First Floor
 Floor Area 457 Sq Ft - 42.46 Sq M



Second Floor
 Floor Area 384 Sq Ft - 35.67 Sq M
 (Including Eaves Storage)



Ground Floor
 Floor Area 885 Sq Ft - 82.22 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 11/10/2023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus+) A			(92 plus+) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC	80	64	EU Directive 2002/91/EC		