



Gough Road, London, , E15 1SX

£550,000

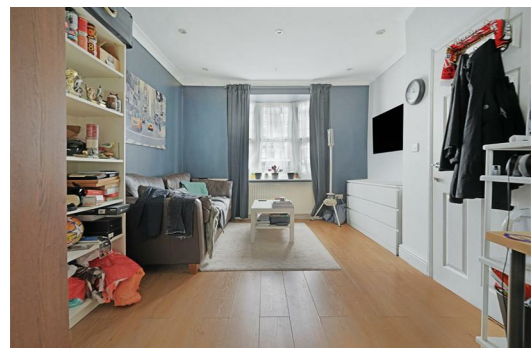
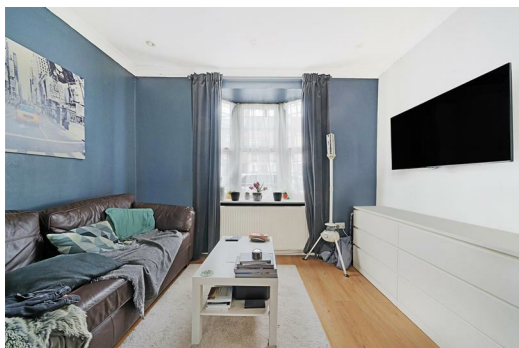
Elms Estates are pleased to offer to the market For Sale this Spacious Five Bedroom Mid Terraced House arranged over three levels.

Gough Road is located within easy reach of an array of transport such as Maryland, Forest Gate and Wanstead Park station. You are also within easy reach of Westfield Stratford City with an abundance of shops, Restaurants, Cafes and a lot more superb Local Amenities.

Internally the property is bright and spacious throughout being arranged over three levels with the ground floor boasting a through lounge, Large kitchen/diner which give you access to the private rear garden. On the first floor you have four bedrooms and a shower room while on the top floor you have the main bedroom with its very own en-suite bathroom.

Gough 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

22'3" x 11'5" (6.8 x 3.5)

Kitchen/Diner

18'8" x 14'5" (5.7 x 4.4)

Ground Floor W/c

Bedroom One

18'4" x 15'1" (5.6 x 4.6)

En-Suite

Bedroom Two

15'5" x 10'9" (4.7 x 3.3)

Bedroom Three

10'9" x 9'10" (3.3 x 3.0)

Bedroom Four

12'1" x 7'10" (3.7 x 2.4)

Bedroom Five

15'5" x 5'6" (4.7 x 1.7)

Shower Room

Garden

Court Yard

Material Information

Tenure: Freehold

Council Tax Band: D



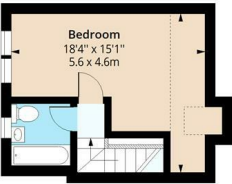
Gough Road, E15

Approx. Gross Internal Area 1589 Sq Ft - 147.62 Sq M



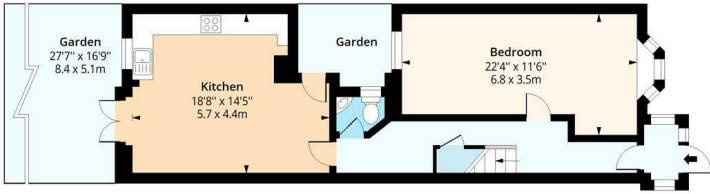
First Floor

Floor Area 636 Sq Ft - 59.08 Sq M



Second Floor

Floor Area 278 Sq Ft - 25.83 Sq M



Ground Floor

Floor Area 675 Sq Ft - 62.71 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: 8/11/2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	