



## Antill Road, London, , E3 5BW

### £1,200,000

Guide Price £1,200,000 - £1,250,000 Elms Estates are absolutely delighted to be able to bring to the market For Sale this Stunning Three Bedroom Victorian Terraced House situated on a beautiful tree-lined street in the Medway Conservation Area.

Antill Road is superbly located with Mile End and Bethnal Green stations within walking distance, making your commute into the city effortless. The property is nestled in an attractive residential area with great independent pubs, cafes and restaurants. Within a short walk are the glorious open spaces of Victoria Park along with the beautiful Regents Canal, Broadway Market and Hackney Wick.

Internally the property is bright and spacious throughout with a large double reception, separate large kitchen with space to dine, utility room leading out to the garden and w/c. On the first floor there are three double bedrooms and a family bathroom. The property has ample storage throughout, including a large downstairs cellar and still retains amazing original features throughout. Opportunity to add further value and space with a Mansard (STPP).

Antill 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  
24'3" x 9'10" (7.4 x 3.0)

Kitchen  
14'1" x 9'6" (4.3 x 2.9)

Utility

W/C

Bedroom One  
15'5" x 12'1" (4.7 x 3.7)

Bedroom Two  
11'5" x 10'2" (3.5 x 3.1)

Bedroom Three  
9'6" x 8'2" (2.9 x 2.5)

Bathroom

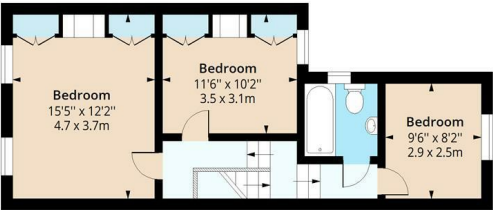
Garden

Material Information

Tenure: Freehold  
Council Tax Band: E

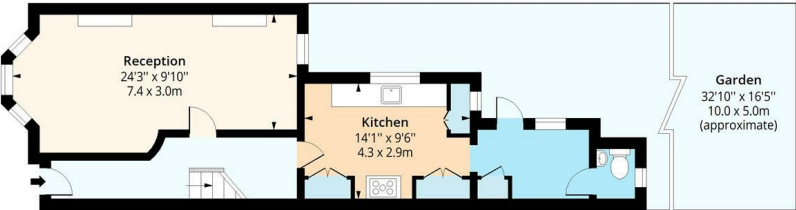


Antill Road, E3  
Approx. Gross Internal Area 1114 Sq Ft - 103.49 Sq M



First Floor

Floor Area 537 Sq Ft - 49.89 Sq M



Ground Floor

Floor Area 577 Sq Ft - 53.60 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: 14/8/2024

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (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 <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |