



Grove Road, E3 5TG

Asking Price Of £1,695,000  
Freehold





# Grove Road

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Freehold

Introducing a beautifully presented, four double-bedroom Victorian end-of-terrace house located moments from Victoria Park. Showcasing period features throughout, the property spanning 2017 sqft / 188 sqm has an intuitive layout arranged over three levels and includes two large, family-sized bathrooms, perfect for modern family living.

The house benefits from a spacious east-facing garden, ideal for both entertaining and relaxation, and is set in a prime location on Grove Road, which connects Victoria Park Village to Mile End, offering excellent transport links. Mile End station, a short walk away, provides access to the Central, Hammersmith & City, and District lines, ensuring easy connectivity.

Victoria Park Village, just a short walk away, is known for its boutique eateries, shops, and cafés, while the nearby Regents Canal towpath offers scenic walks and bike rides to Limehouse, Islington, and Hackney Wick

- Victorian End of Terrace House
- Very Well Presented
- 2017 sq ft / 187.4 sq m
- Four Double Bedrooms
- Two Bathrooms
- Beautiful Large Garden
- Moments from Victoria Park
- Close to Transport









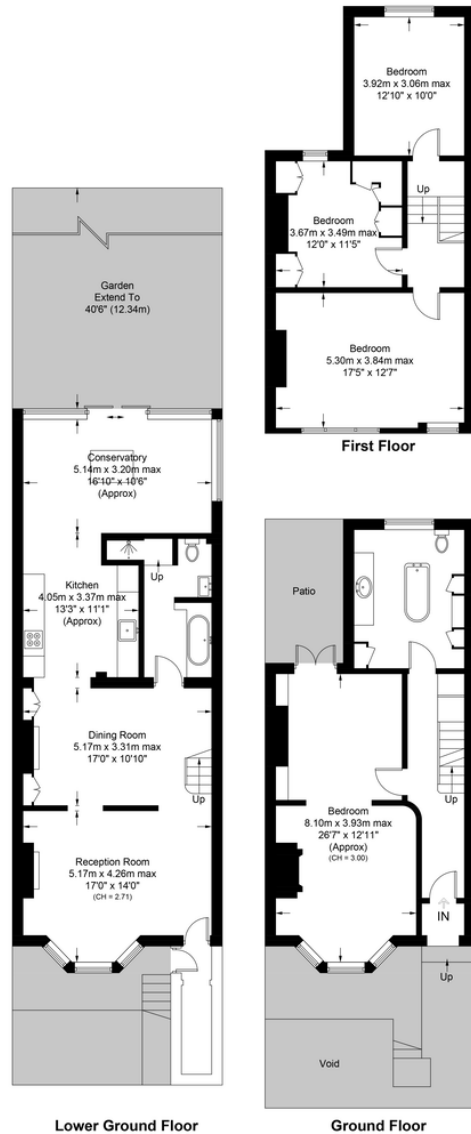


# Grove Road, E3

Approximate Gross Internal Area = 2000 sq ft / 185.8 sq m

# DAVID ANDREW

your most valuable asset



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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90 Highbury Park  
London N5 2XE

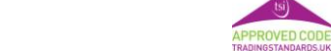
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Stroud Green Office

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General Contact



Certified Property Measurer

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1133154)

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### Agent's Note:

Whilst Care has been exercised in the preparation of these sales particulars, statements about the property must not be relied upon as representations of statements or fact. Prospective purchasers must make and rely upon their own enquiries and those of professional representatives. The company accept not liability for any error contained in these particulars.

