



## 6 Wrexham Road, London, E3 2TJ

£925,000

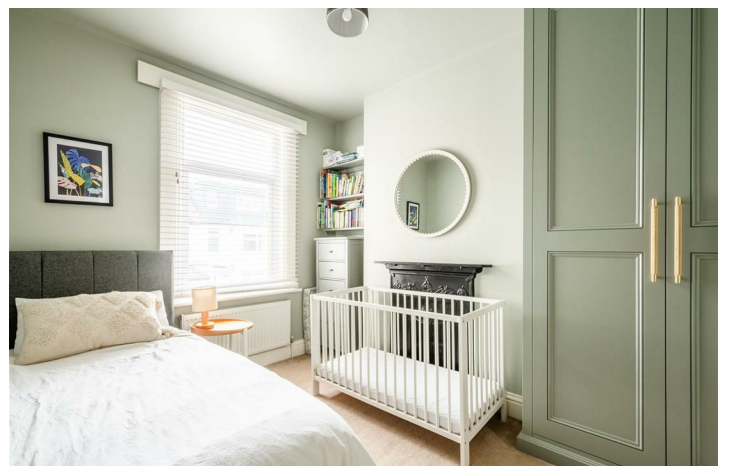
- Well presented Edwardian period house.
- 1127sqft (104sqm) of living space.
- South facing garden.
- Close to well rated schools.
- Semi open plan living.
- Three double bedrooms & two bathrooms.
- River Lea & Olympic Park.
- An array of transport links.

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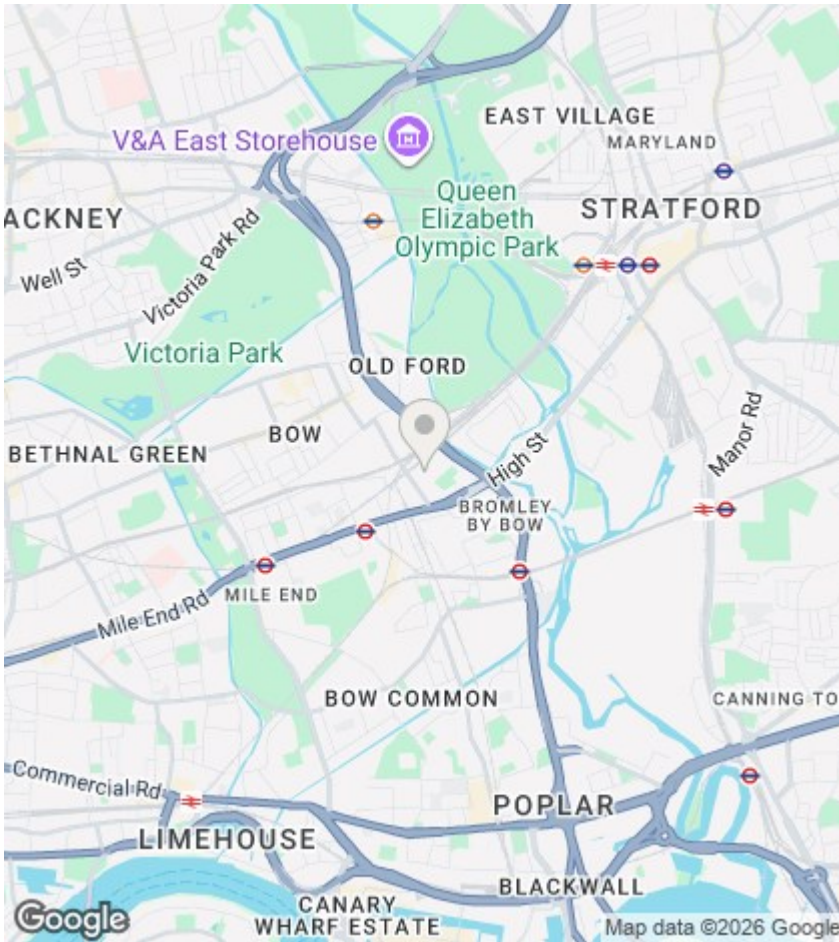
Blakestanley are excited to market this well presented three bedroom Edwardian terrace house, located on a popular tree lined residential street in E3 and offering 1127sqft (104sqm) of living space. The ground floor of the property consists of a large semi open plan reception / kitchen / diner with access to the south facing garden. On the first floor there are two double bedrooms and a four piece bathroom suite with underfloor heating. A further double bedroom with underfloor heating, ensuite shower room and eaves storage are located on the second floor. Ideally located within walking distance to both Bow Road & Mile End tube stations, as well as Bow Church DLR station. You are also within close proximity to the open green spaces of Hackney Marshes & Victoria Park, as well as the River Lea giving access to Walthamstow Wetlands & Stratford. The electric buzz of Hackney Wick with its varied bars & restaurants is located close by, as well as outstanding OFSTED rated schools.



Council Tax Band: E







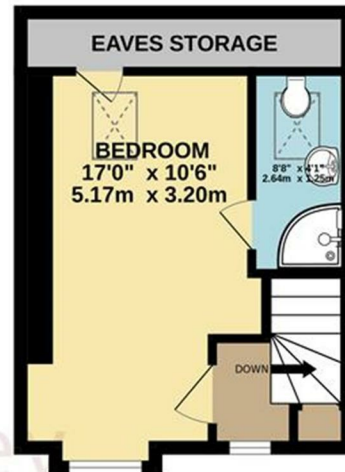
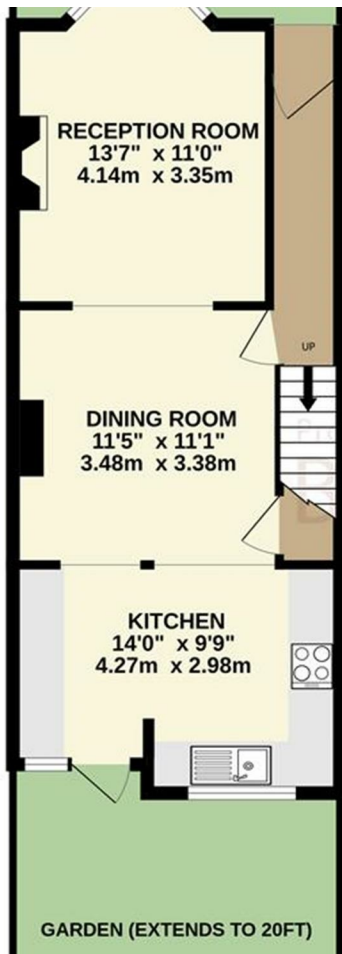
Directions

Viewings

Viewings by arrangement only. Call 020 7254 7554 to make an appointment.

EPC Rating:

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	



TOTAL FLOOR AREA: 1127sq.ft. (104.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee