



## 5 Wise Road, London - E15 2TG

£700,000 Freehold

Exceptionally spacious three-bedroom Victorian terrace • Over 1,200 sq ft of internal accommodation • Prime Stratford location just off Stratford High Street • Owned and lovingly maintained by the same family for over 30 years • Wide entrance hallway and generously proportioned rooms throughout • Well-maintained fitted kitchen with garden access • Three genuine double bedrooms • Excellent loft conversion potential to create a substantial additional bedroom and bathroom (STPP) • Private rear garden with storage • Short walk to Stratford Station and Westfield Stratford City



**HIGHCASTLE  
ESTATES**

**020 3026 4420**  
**sales@hceuk.com**

Spacious three bedroom Victorian terrace on Wise Road E15. Over 1,200 sq ft, loft potential, private garden, two receptions, near Stratford station, shops, schools and parks. Freehold.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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- Three genuine double bedrooms
- Excellent loft conversion potential to create a substantial







**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
120.1 sq m / 1293 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe total area  
1.2 sq m / 13 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Verandah etc.  
28.9 sq m / 311 sq ft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison  
VUE**

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