



Sutton Court Road, London E13 9NN

Guide Price £425,000 - £450,000



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DESCRIPTION

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Beautifully Refurbished Two Double Bedroom Bay-Fronted Victorian Home | Sought-After New City Estate

A fantastic opportunity to acquire this beautifully refurbished two double-bedroom bay-fronted Victorian house, ideally positioned on the highly sought-after New City Estate—one of East London's most desirable locations for first-time buyers, young professionals, and investors.

This attractive period home has been tastefully modernised throughout, offering bright and well-proportioned accommodation with newly laid carpets, freshly skimmed walls, and contemporary white décor, creating a stylish, move-in-ready home.

The property retains its Victorian charm while providing a fresh, modern interior, making it ideal for buyers seeking character combined with low-maintenance living.

Perfectly located within easy walking distance of both Plaistow and Upton Park Underground stations (District and Hammersmith & City lines), the property offers excellent transport links into the City, Canary Wharf, Stratford, and the West End. A wide range of local shops, cafés, schools, parks, and leisure facilities are all close by.

Properties on the New City Estate are consistently in high demand due to their character, excellent connectivity, and strong community atmosphere, making this an outstanding opportunity for both owner-occupiers and buy-to-let investors.

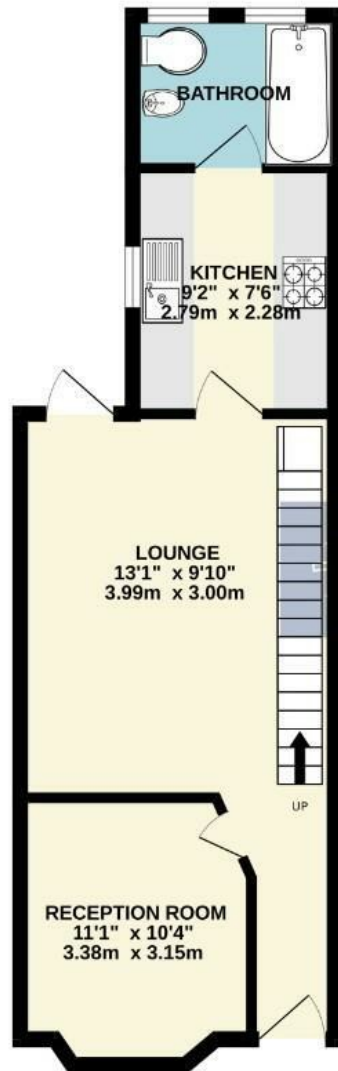
Early viewing is highly recommended.



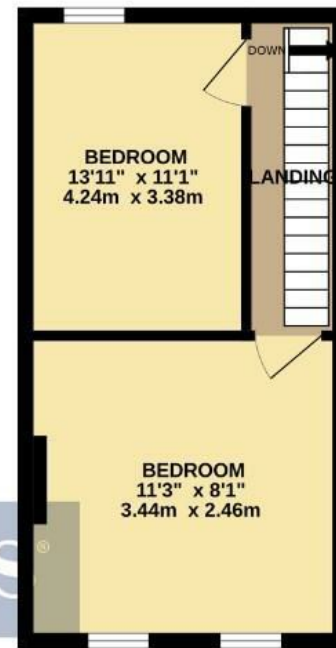


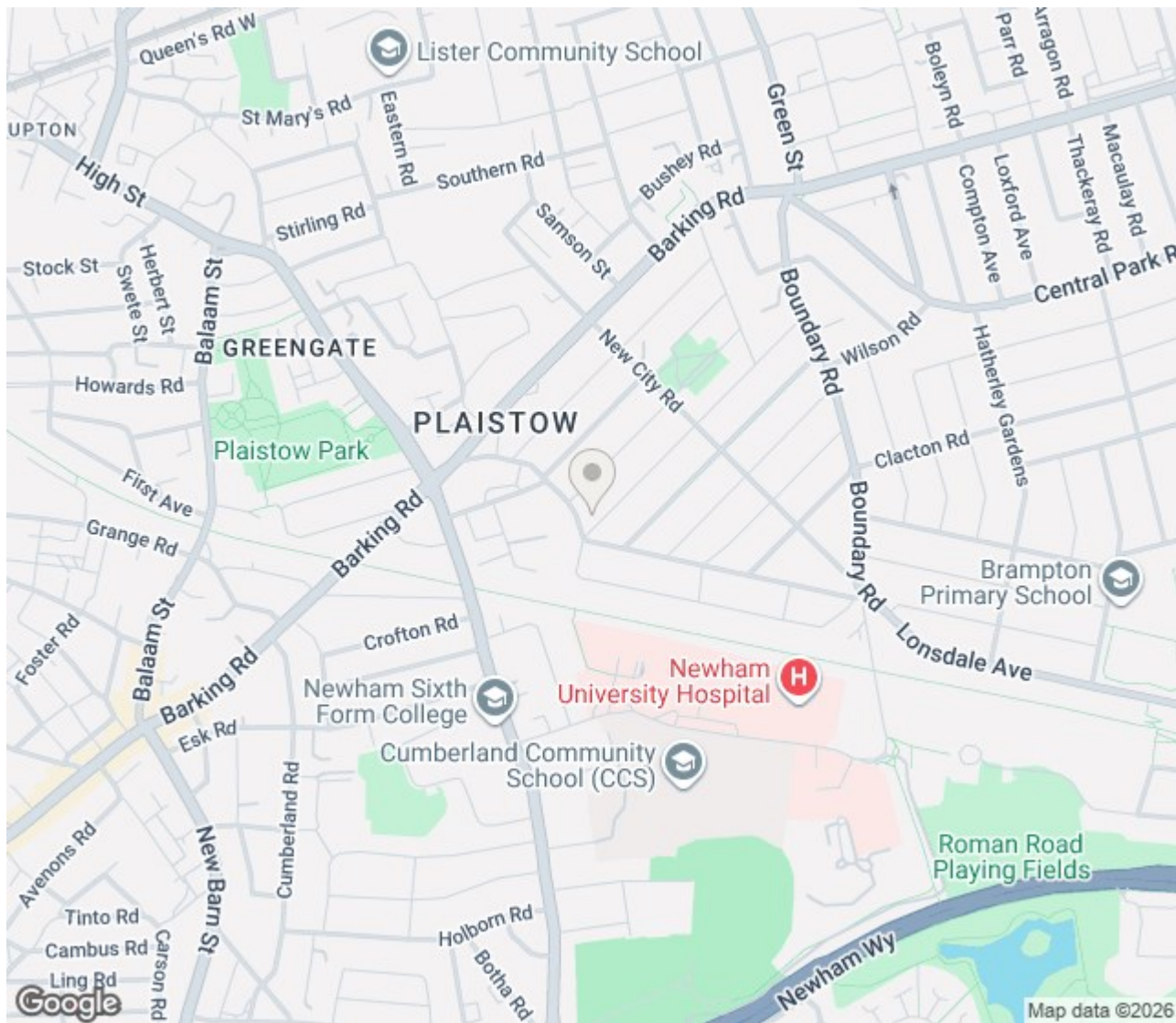
- TWO BEDROOM MID TERRACE VICTORIAN PROPERTY
- NEWLY REFURBISHED
- GARDEN
- NO ONWARD CHAIN
- SOUGHT AFTER NEW CITY ESTATE LOCATION
- SEPERATE LIVING ROOM
- EASY REACH OF PLAISTOW AND UPTON PARK UNDERGROUND
- BAY FRONTED

GROUND FLOOR



1ST FLOOR





Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	72	
(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	

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.