



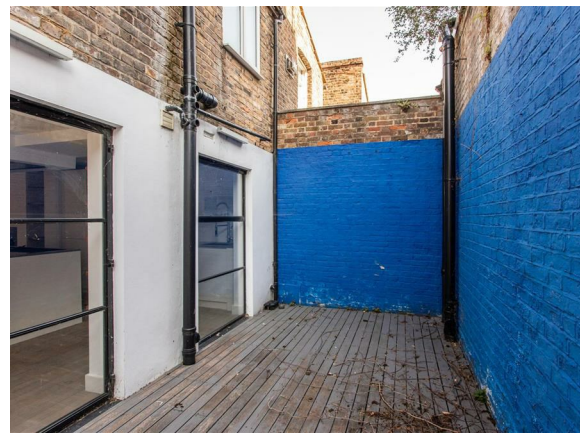
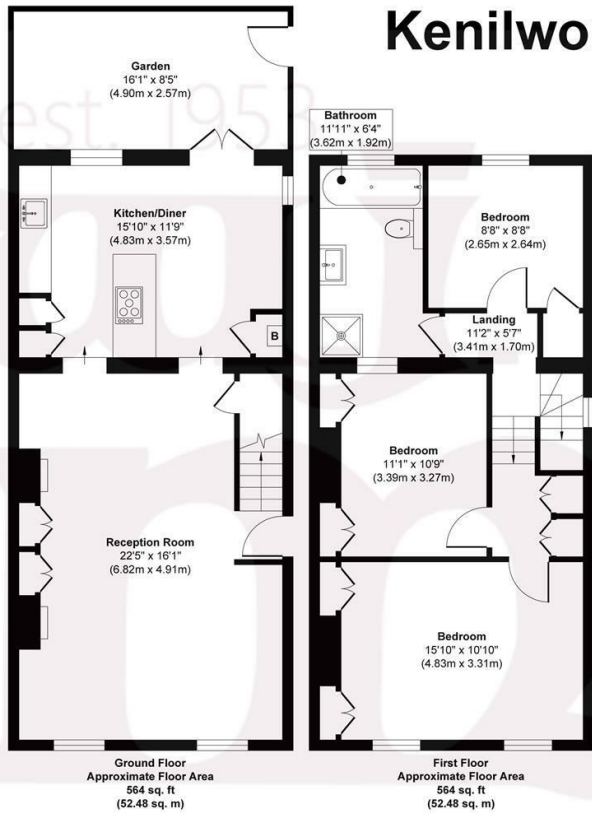
KENILWORTH ROAD, E3

£1,100,000 F/H

- Chain free
- Courtyard garden with side access
- Residential permit parking
- 1128sq ft / 105sq m
- Modern interpretation of a Victorian house
- Sought after location

wj.  
meade

# Kenilworth Road



**Approx. Gross Internal Floor Area 1128 sq. ft / 104.96 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

WJ Meade are pleased to present this end of terrace Victorian house within the Driffield Road Conservation Area, moments from the wonderful green spaces of Victorian Park as well as the eclectic amenities of Roman Road. The property has a contemporary, open plan feel, with a through reception room joining a full width kitchen/diner then Crittall style glazing leading out to an enclosed courtyard. On the first floor there are three well appointed bedrooms, the master featuring dramatic vaulted ceilings, plus a four-piece bathroom suite.

Council tax band E  
 Current EPC Rating 63  
 Tenure: Freehold



All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.