



## 5a Greenleaf Road, London – E6 1DX

£275,000 Leasehold

Ground floor Victorian conversion • Private rear garden (approx. 29 ft) • Excellent scope for renovation • Blank canvas opportunity • Bay-fronted reception room • Ideal for first-time buyers, investors, or developers • Moments from Upton Park Station



**HIGHCASTLE  
ESTATES**

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

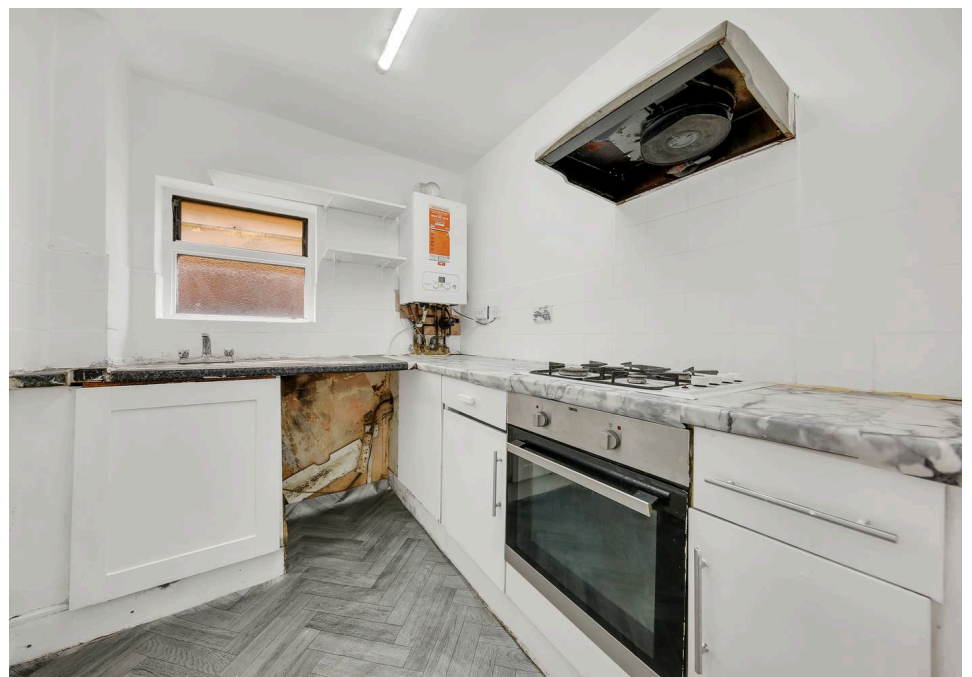
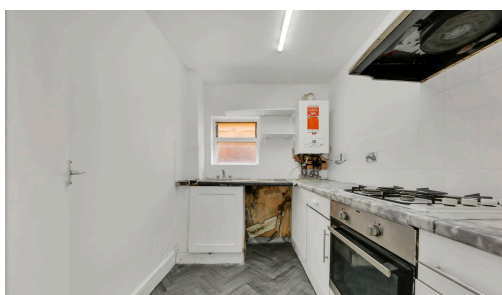
Spacious two-bedroom Victorian ground floor flat near Upton Park Station. Features private garden, own entrance, period charm, needs modernisation. Great potential and location.

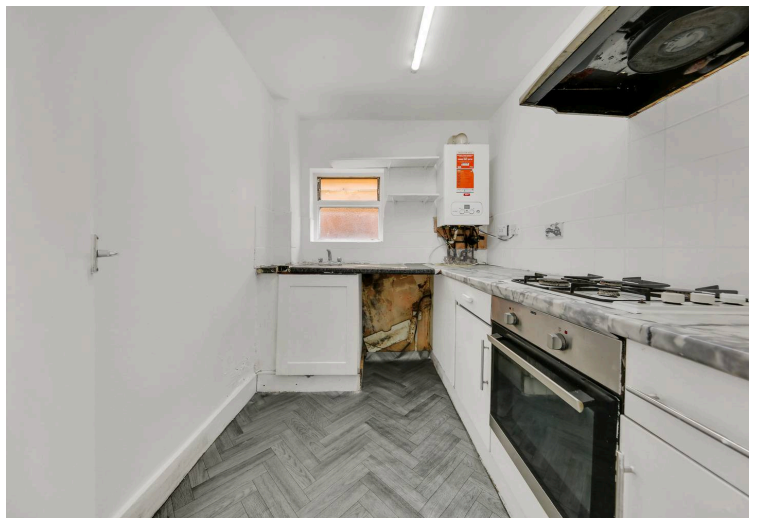
Council Tax band: TBD

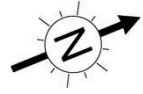
Tenure: Leasehold



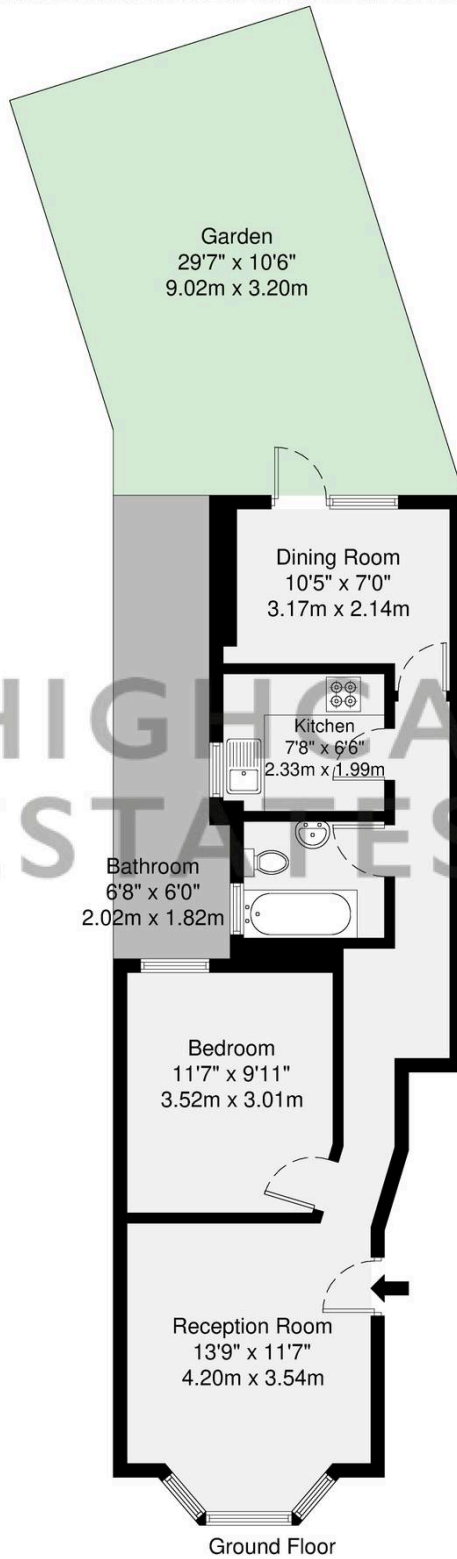
- › Ground floor Victorian conversion
- › Private rear garden (approx. 29 ft)
- › Excellent scope for renovation
- › Blank canvas opportunity
- › Bay-fronted reception room
- › Ideal for first-time buyers, investors, or developers
- › Moments from Upton Park Station







HIGHCASTLE  
ESTATES



**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
50.3 sq m / 541 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe total area  
0.0 sq m / 0.0 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Verandah etc.  
38.8 sq m / 417 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**

You can include any text here. The text can be modified upon generating your brochure.