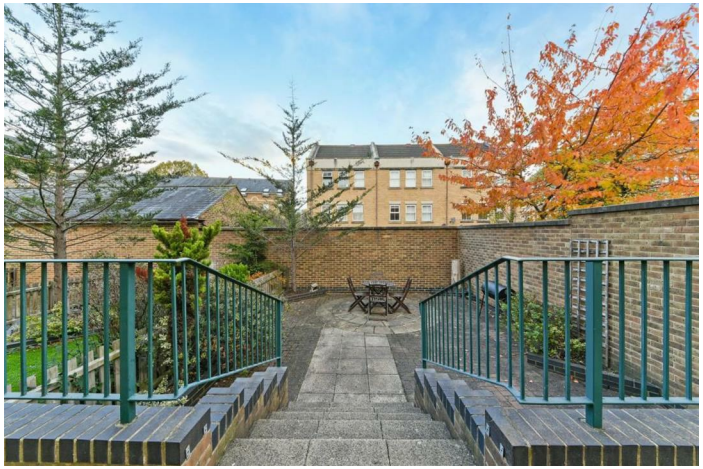






33 SCHOONER CLOSE

LONDON, E14 3GG

£775,000

FREEHOLD

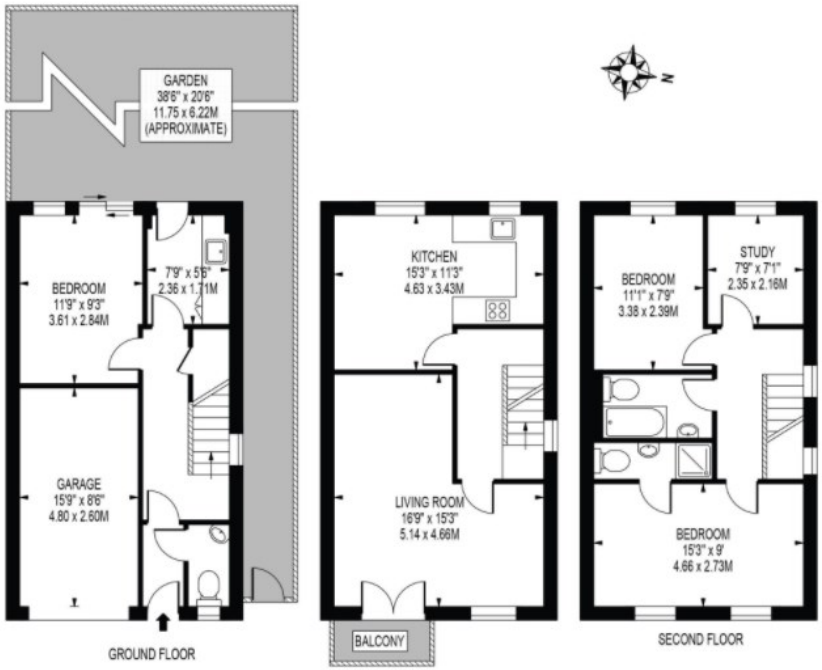
An unusually spacious and versatile three-bedroom end-of-terrace townhouse, quietly positioned within a residential cul-de-sac and within easy reach of Canary Wharf.

Refurbished throughout, this freehold home provides approximately 1,139 sq ft of well-planned accommodation arranged over three floors, plus the additional 134 sq ft integral garage. It also benefits from a private driveway, first-floor balcony and a landscaped rear garden measuring approximately 38'6. The ground floor includes a generous sized bedroom opening directly onto the garden with patio doors, offering excellent flexibility as guest accommodation, a second sitting room or a private space for an older child or relative. An integral garage and guest WC complete this level. Occupying the first floor is an impressive reception room, with glazed French doors opening onto the balcony, together with a separate kitchen/breakfast room offering ample space for dining. The

DouglasPryce

SCHOONER CLOSE

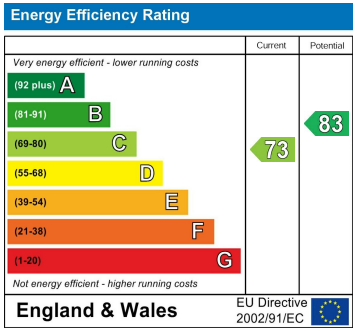
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1139 SQ FT - 105.84 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **134 SQ FT - 12.48 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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