

INNER CITY ESTATES

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Three to Four Spacious Double Bedrooms

Large Basement with Further Potential (STPP)

Two Generous Reception Rooms

Modern Family Bathroom with Walk-in Shower

Separate Fully Fitted Kitchen with Adjoining Dining Area

Large Private Rear Garden



Antill Road
London, E3 5BT

£1,100,000



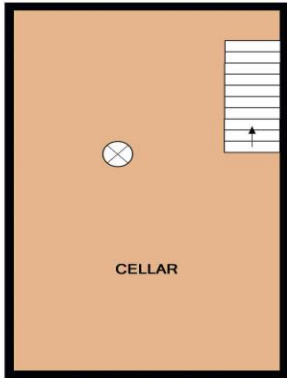
A rare opportunity to acquire an impressive and exceptionally spacious semidetached Victorian residence, ideally positioned on a sought-after residential street just a few minutes' walk from Mile End Underground Station. Offering generous living accommodation, period charm, a large private garden, and the added benefit of planning permission for side and rear extension, this outstanding property presents an ideal family home as well as an excellent investment opportunity.

Arranged over multiple levels, the property offers flexible accommodation comprising three / four generous double bedrooms, two spacious reception rooms, a large basement with excellent storage or conversion potential (subject to the necessary consents), a separate fully fitted kitchen with a bright separate dining area, and a contemporary family bathroom complete with a walk-in shower.

The kitchen and adjoining dining area provide an excellent space for everyday family living and entertaining, with direct access to the rear garden, creating a seamless indoor-outdoor lifestyle. The house retains many attractive original Victorian features, including high ceilings, large windows, decorative period detailing, and well-proportioned rooms, creating a wonderful sense of space and character throughout. The abundance of natural light, combined with neutral décor and quality laminate flooring, provides a bright, welcoming interior that is ready to move into while still offering scope for further enhancement.

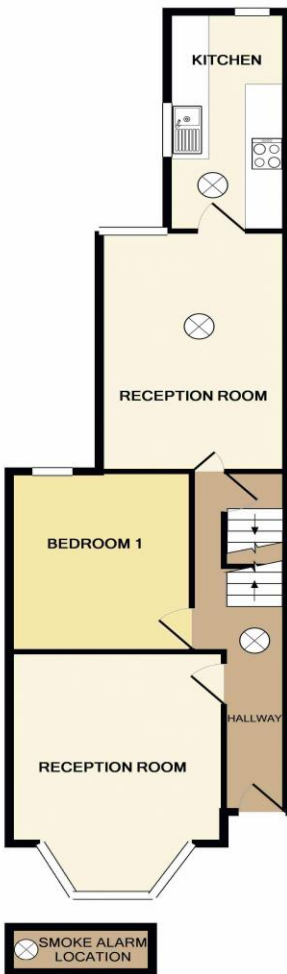
To the rear is a substantial private garden, providing an ideal setting for outdoor dining, entertaining, and family living. The property also benefits from planning permission for an extension for rear and side, allowing purchasers the opportunity to significantly increase the internal living space and add long-term value.

Whether you are looking for a substantial Victorian family home, a property with significant extension potential, or an investment in one of East London's most desirable and well-connected neighbourhoods, this exceptional home offers a unique combination of character, space, location, and future potential.

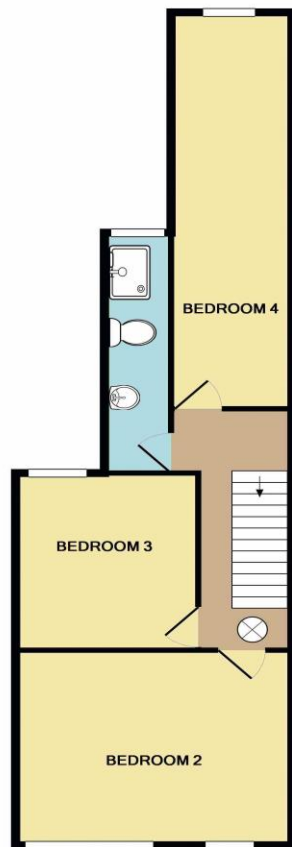


CELLAR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1526 SQ.FT. (141.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR
APPROX. FLOOR
AREA 613 SQ.FT.
(56.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)

Key Features:

Five-minute walk to Mile End Underground Station

Close to Victoria Park, Regent's Canal and Roman Road Market

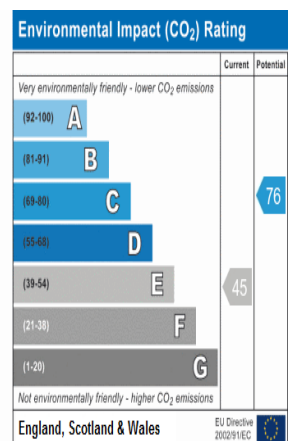
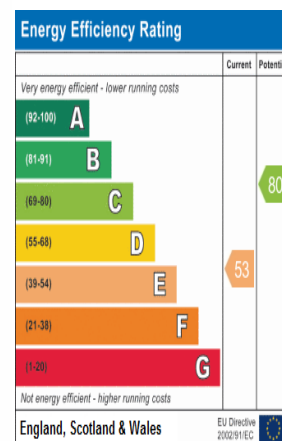
Excellent transport links to the City, Canary Wharf, Stratford and the West End

Outstanding family home with excellent development potential

Planning permission granted for an extension for rear and side

Council tax: Band E
Tenure: Freehold
Chain Free

Early viewing highly recommended!



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.