



51 Churchill Road, London – E16 3DY

£395,000 Freehold

Chain free ready to move in to • Potential to extend to the rear and first floor (STPP) • Quiet residential street in East London, close to local shops and cafes • Excellent transport links: Canning Town (Jubilee & DLR) 12 min walk, Royal Victoria DLR 10 min walk • Quick access to Canary Wharf, Stratford, The City & London City Airport • Close to Good and Outstanding Ofsted-rated schools and nurseries



**HIGHCASTLE
ESTATES**

020 3026 4420
sales@hceuk.com

Charming two-bedroom semi detached urban cottage on a quiet East London street. Light-filled, spacious rooms, private garden, and excellent potential to extend (STPP). Perfect for first-time buyers or investors seeking value and convenience near transport links.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

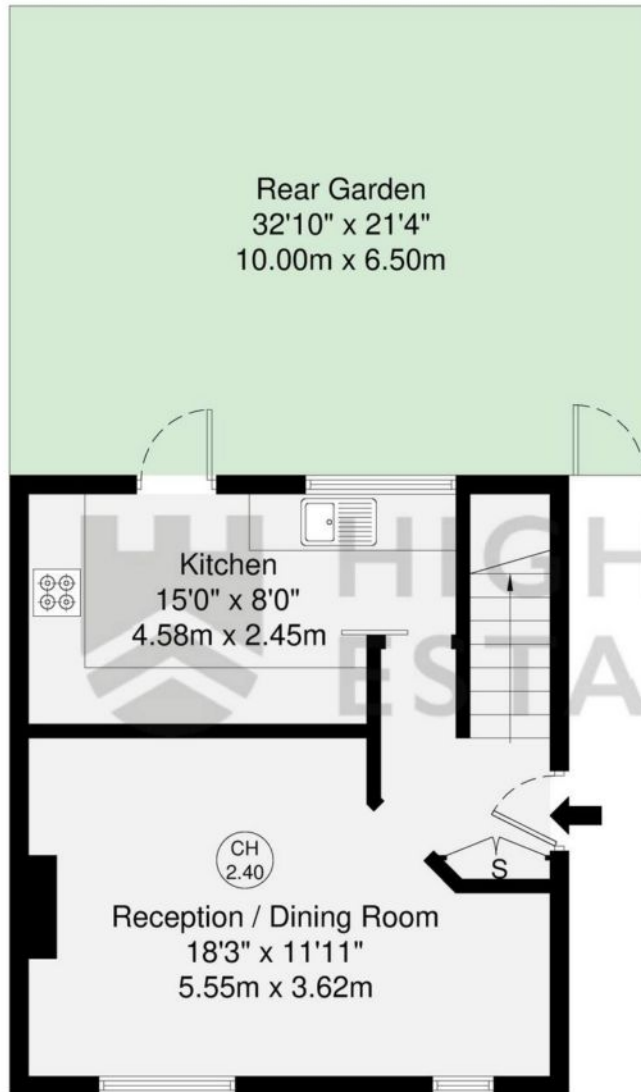
EPC Environmental Impact Rating: D



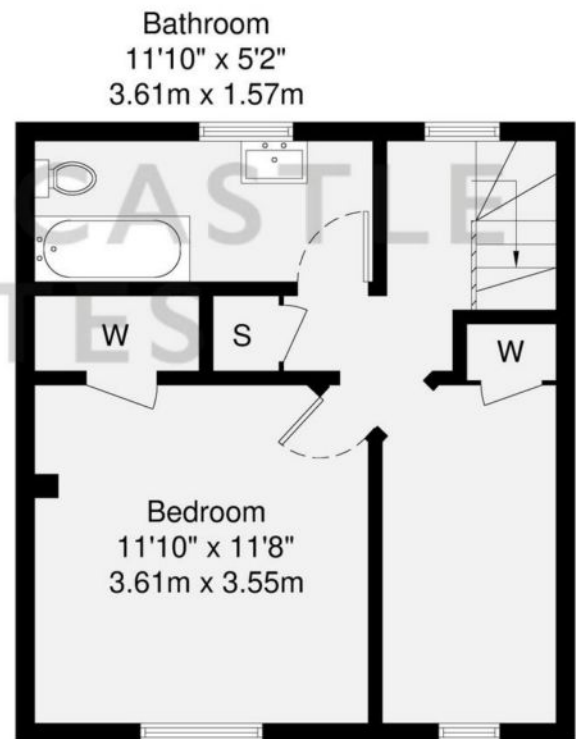
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Ground Floor



First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
68.8 sq m / 740 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.6 sq m / 27 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
65 sq m / 699 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.