



Strahan Road, London, E3

Set on a tree lined street, this well proportioned Victorian home is arranged over two floors and offers three bedrooms.

Ideally positioned in the heart of Mile End, and within easy reach of both Victoria Park and Mile End Station, the property comprises the following:

The ground floor features a spacious through lounge with sash windows and shutters, high ceilings, double height skirting boards, and two fireplaces.

There is also a guest WC and a large kitchen that opens into a welcoming dining room, with both rooms leading directly onto the private paved rear garden.

Access to the basement, which is ideal for storage, is located beneath the stairs.

The first floor offers three generous bedrooms. The principal bedroom is positioned at the front of the house and enjoys excellent natural light through two large sash windows overlooking this popular tree lined street.

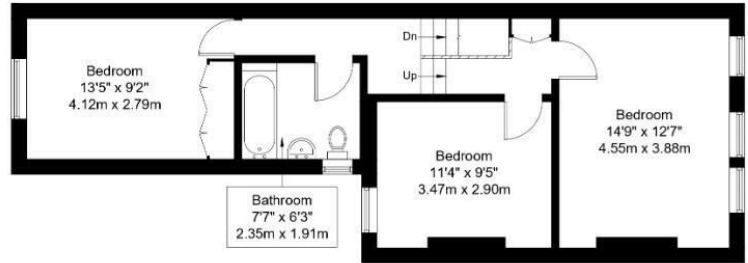
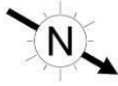
The property is offered unfurnished, and will undergo a program of refurbishment including decorative works throughout and will have new flooring laid to all rooms.

- Three double bedrooms
- Generous through lounge
- Kitchen/dining room
- Private rear patio
- Guest W.C
- Basement access
- Moments from Victoria Park
- Close to Mile End station

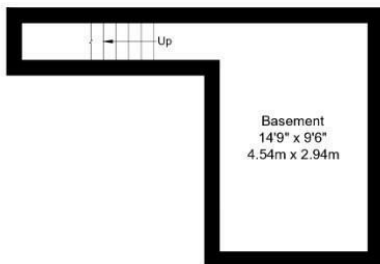
£3,500 Per month

Strahan Road, E3 5DB

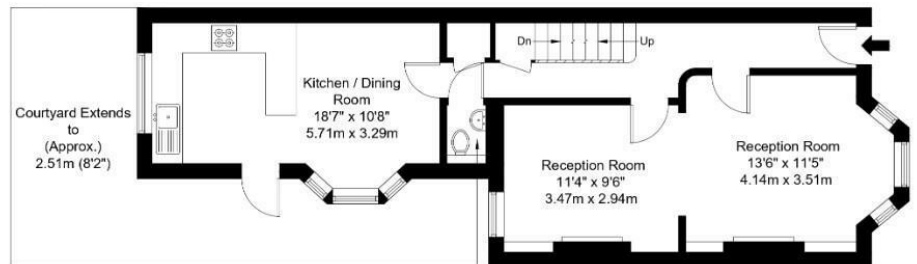
Approx Gross Internal Area = 119.87 sq m / 1290 sq ft



First Floor



Basement



Ground Floor

Ref :

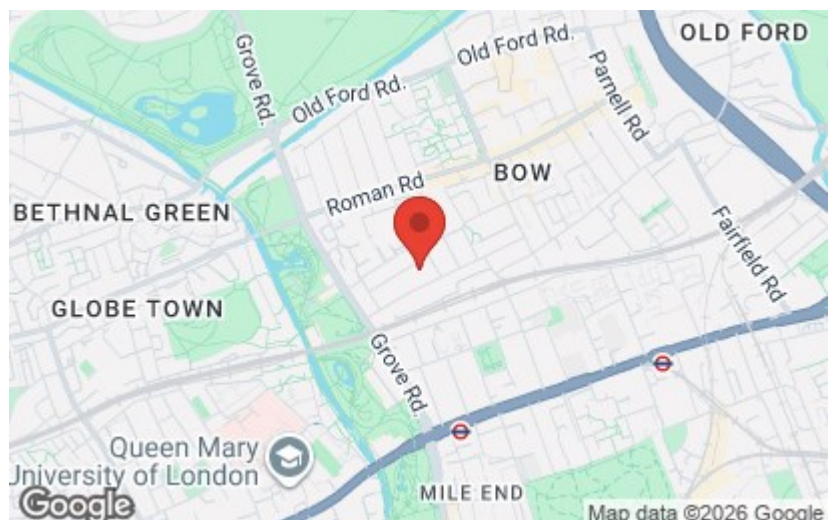
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**BLEU
PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only.
The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on.
Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	76

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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