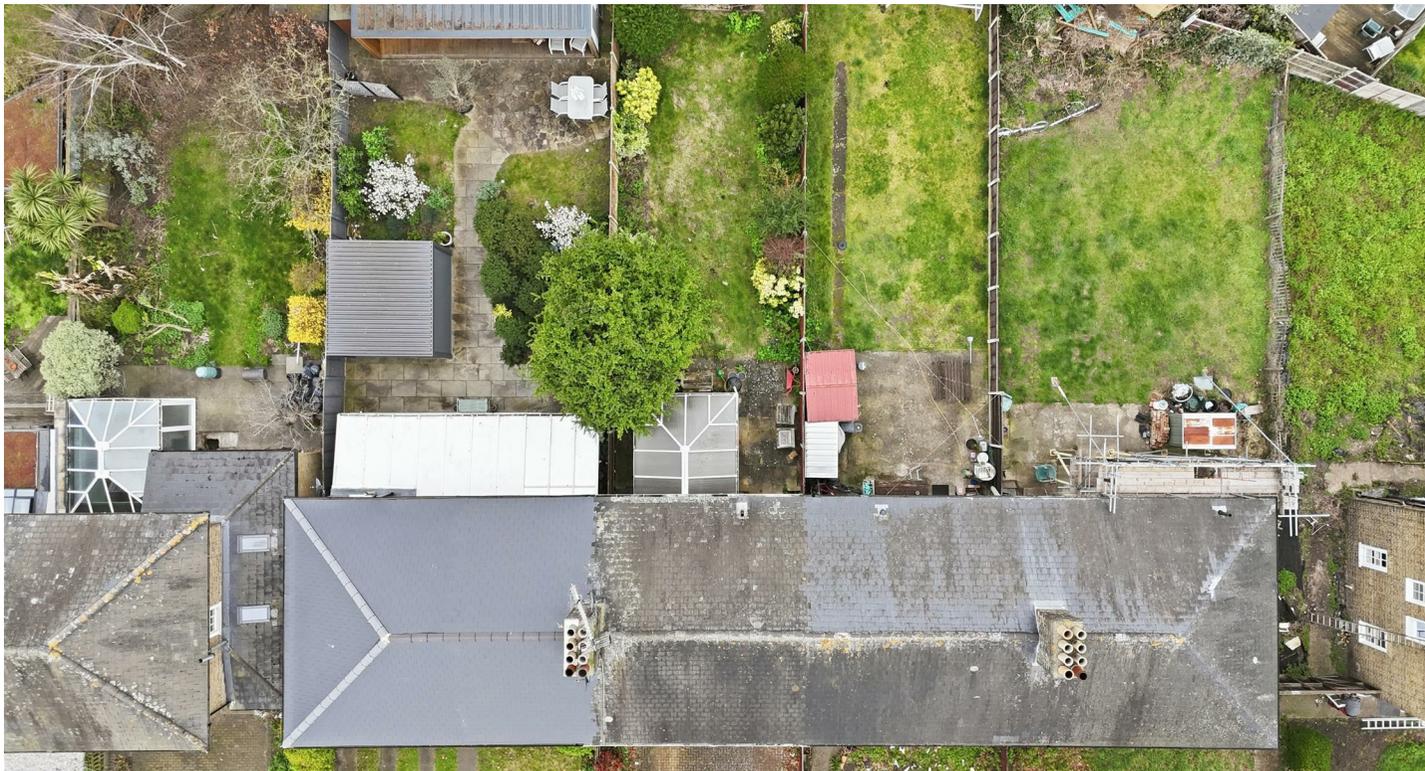




CHURCHILL
estates



Macquarie Way, London

£675,000

Tenure : Freehold

Floor Area : 1014.00 sq ft

Local Authority : Tower Hamlets

Council Tax Band : D

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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CHURCHIL
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Churchill Estates are delighted to present this well proportioned three bedroom home set on a quiet residential street and offering excellent scope for modernisation in a highly sought after location.

The property is accessed via a generous driveway providing off street parking for up to three vehicles, a particularly rare and desirable feature within the area.

Upon entering the home you are welcomed by a spacious hallway giving access to two large reception rooms. To the rear the fitted kitchen offers ample storage and worktop space with direct access into a bright and airy conservatory. This additional living area enjoys pleasant views over the rear garden offering a balanced combination of patio and lawn, making it ideal for outdoor dining and family use. A convenient downstairs W/C completes the ground floor accommodation.

The first floor comprises three well proportioned bedrooms all offering comfortable and practical living space. A large modern three piece family bathroom serves this level. The loft space is notably substantial offering clear potential for conversion, subject to the necessary planning consent.

The property is ideally positioned for transport links with Mudchute DLR Station (0.1 miles), Island Gardens DLR Station (0.3 miles) and Canary Wharf (1.3 miles) providing Jubilee Line and Elizabeth Line connections, ensuring excellent access into Central London.

Further benefits include double glazing, gas central heating and being within close proximity to a number of well regarded local schools including Cubitt Town Primary School (0.7 miles), George Green's School (0.4 miles) and Canary Wharf College (0.1 miles).

For more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.



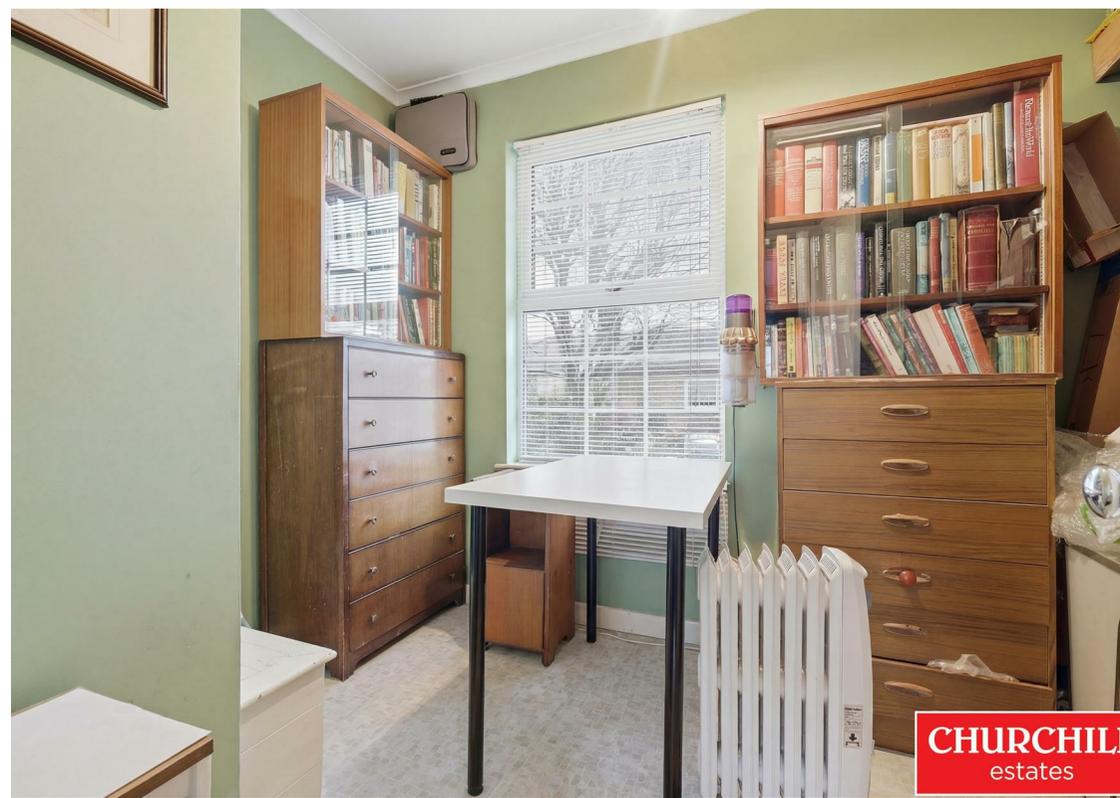




CHURCHILL
estates

- Brick fronted three bedroom terraced home
- Excellent modernisation opportunity
- Upstairs modern three piece family bathroom
- Off street parking for multiple vehicles
- Gas central heating & double glazing throughout
- Being sold with no onward chain
- Two spacious reception rooms & conservatory
- Downstairs W/C
- Private rear garden with patio and lawn space
- Close proximity to Cubitt Town Primary School (0.7 miles), George Green's School (0.4 miles) & Canary Wharf College (0.1 miles)





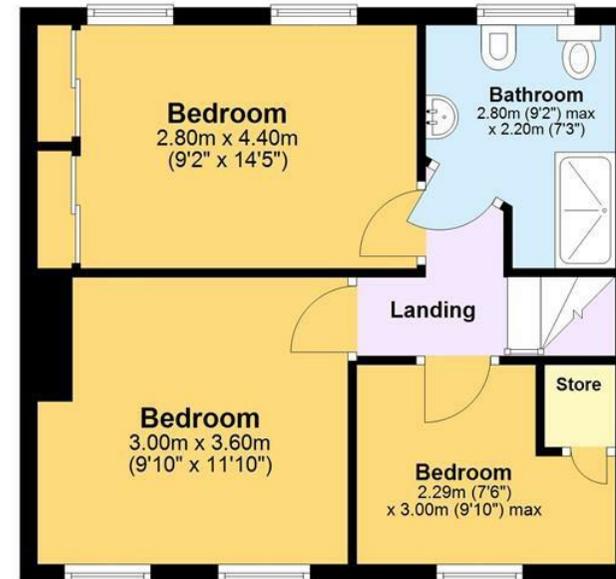
Ground Floor

Approx. 53.8 sq. metres (578.6 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 94.2 sq. metres (1014.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Macquarie Way

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