



## 6 Park Road, London - E10 7DB

£700,000 Freehold

Fully extended four-bedroom, two-bathroom Victorian terrace • Loft conversion and basement (with conversion potential STPP) • Large open-plan kitchen/dining area with French doors • Private rear garden with patio and pergola • Bay-fronted reception room with excellent natural light • Short walk to Leyton Midland Road Overground • Near Francis Road cafés, shops & parks including Jubilee Park

 **HIGHCASTLE  
ESTATES**

**020 3026 4420**  
**sales@hceuk.com**

GUIDE PRICE £700,000 to £750,000 A fully extended and refurbished four-bedroom, two-bathroom Victorian home on a quiet street in E10. Offering over 1,470 sq ft with a loft conversion, basement, and private garden, this blank canvas blends modern comfort with scope to restore classic period charm

Council Tax band: C

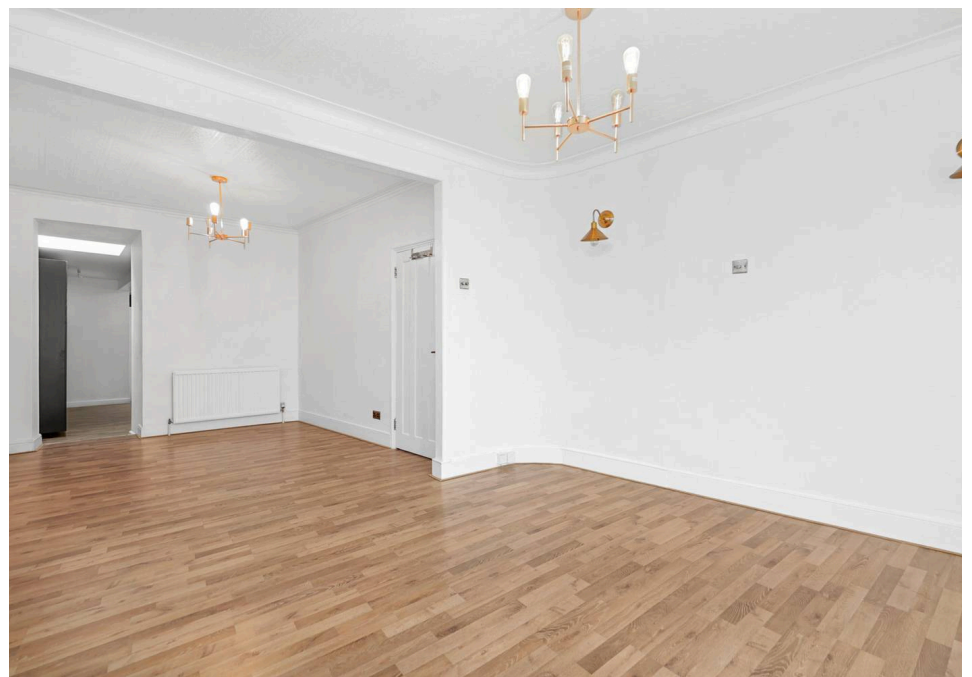
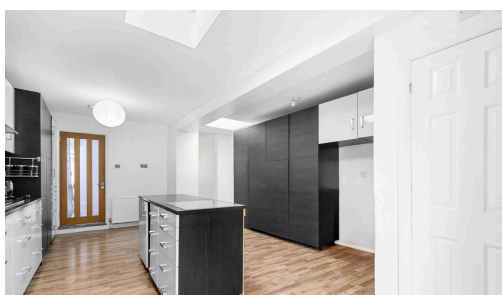
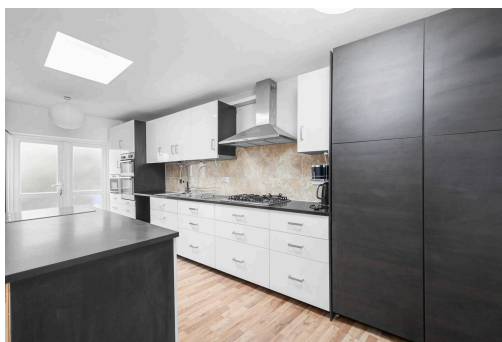
Tenure: Freehold

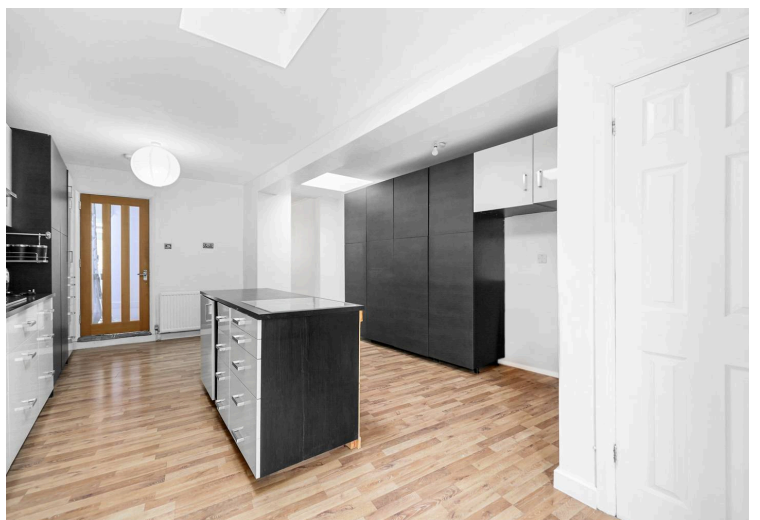
EPC Energy Efficiency Rating: E

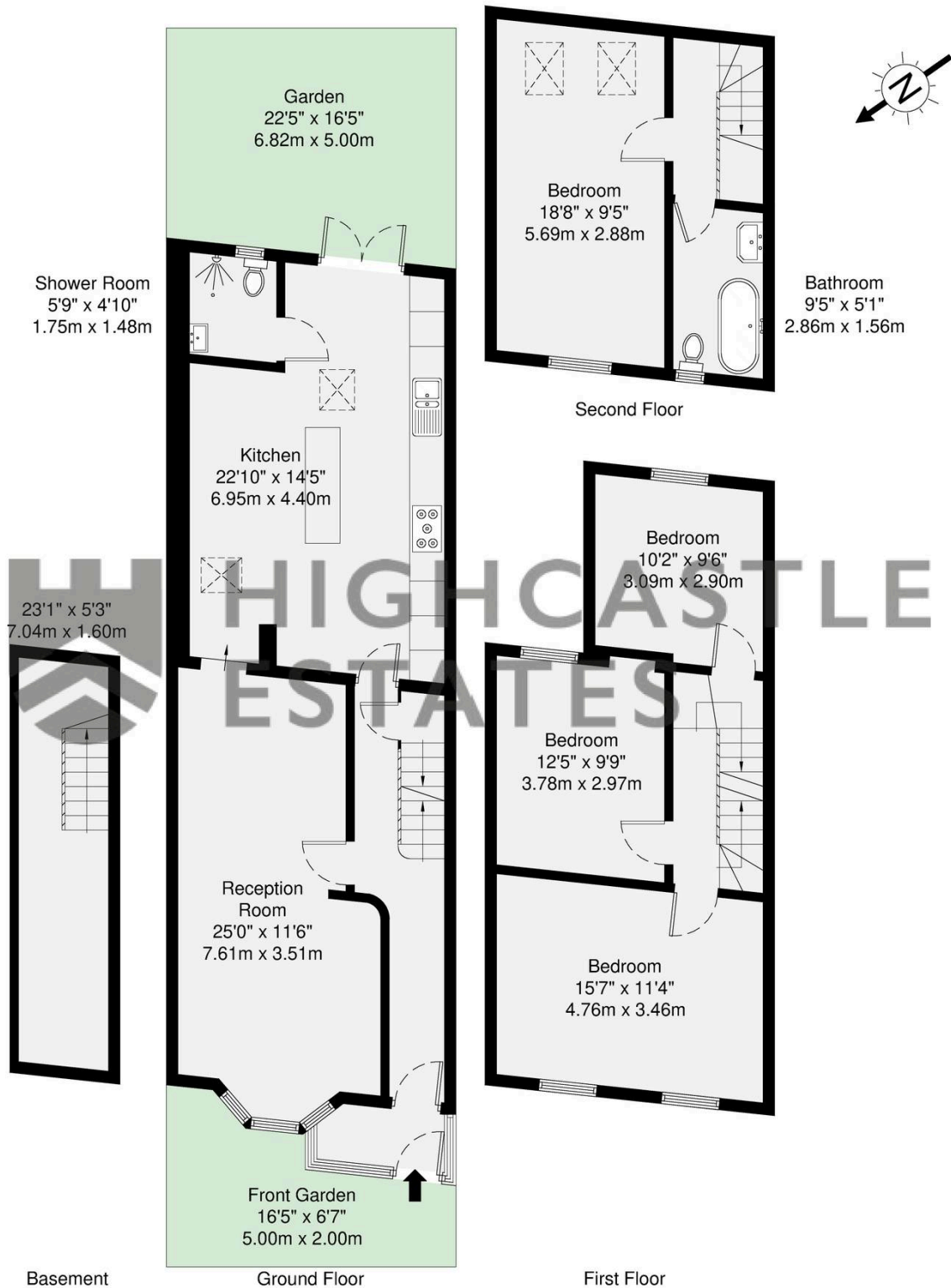
EPC Environmental Impact Rating: E



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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
147.7 sq m / 1589 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
1.3 sq m / 13 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
44.1 sq m / 474 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**

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