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Gloucester Road, London, E17 6AE
Asking Price £419,950

CASH BUYERS ONLY

Nestled on the vibrant Gloucester Road in London, this charming house offers a unique opportunity for those looking to invest in a property with great potential. Spanning an impressive 1,098 square feet, this residence, built in 1900, boasts a character that reflects its rich history.

The property features two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office. The single bathroom, while functional, presents an opportunity for personalisation and modernisation.

This house is in need of refurbishment, allowing the new owner to put their own stamp on the property and create a home that truly reflects their style and preferences. The potential for transformation is significant, making it an exciting project for cash buyers looking to invest in a property that can be tailored to their needs.

Situated in a sought-after area, this home is conveniently located near local amenities, transport links, and green spaces, making it an ideal choice for those who appreciate the vibrancy of city living while still enjoying the comforts of a residential neighbourhood.

In summary, this property on Gloucester Road is a rare find for cash buyers seeking a project with the potential for significant reward. With its spacious layout and prime location, it is a wonderful opportunity to create a dream home in one of London's most desirable areas.

Hallway
8'1" x 3'0" (2.48 x 0.93)

Reception Room
13'2" x 10'5" (4.02 x 3.19)

Dining Room
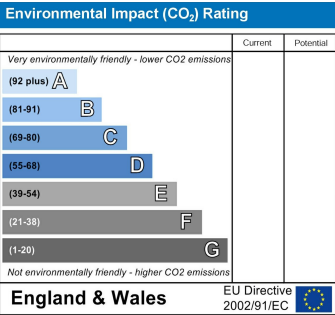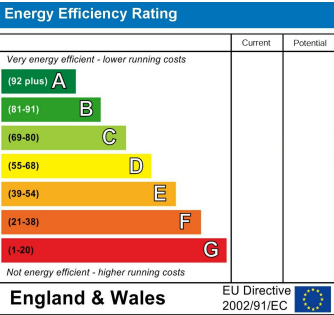**10'3" x 13'10" (3.13 x 4.23)**

Kitchen
10'9" x 8'3" (3.28 x 2.54)

Landing
21'10" x 2'10" (6.66 x 0.87)

Bedroom One
10'4" x 14'0" (3.17 x 4.27)

Bedroom Two
10'3" x 10'8" (3.13 x 3.27)

Bedroom Three
8'11" x 8'4" (2.74 x 2.56)

Bathroom
4'10" x 5'11" (1.49 x 1.81)

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	

Environmental Impact (CO₂) Rating			
		Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions			
England & Wales		EU Directive 2002/91/EC	