



121 Gurney Road, London - E15 1SL

£575,000 Freehold

Probate Granted • Chain Free • Great Investment Potential • Original Period Features Throughout • Large Rear Garden • Potential For A Double Dormer Loft Conversion (STPP) • Potential For A Rear And Side Return Extension (STPP) • Potential For A Driveway (STPP) • Close To Maryland Elizabeth Line Station



**HIGHCASTLE
ESTATES**

020 3026 4420
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Three-bedroom Victorian terrace on Gurney Road, Stratford. Requires full refurbishment. Large garden, loft and extension potential (STPP). Close to stations, schools, and Westfield. Great investment.

Council Tax band: D

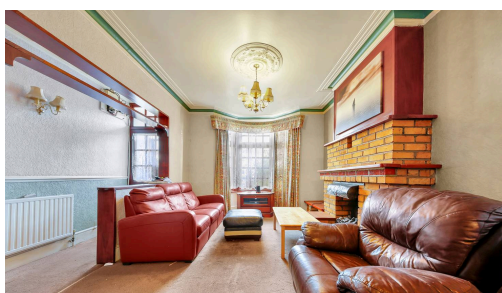
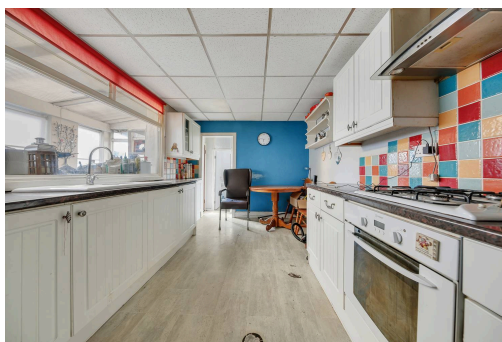
Tenure: Freehold

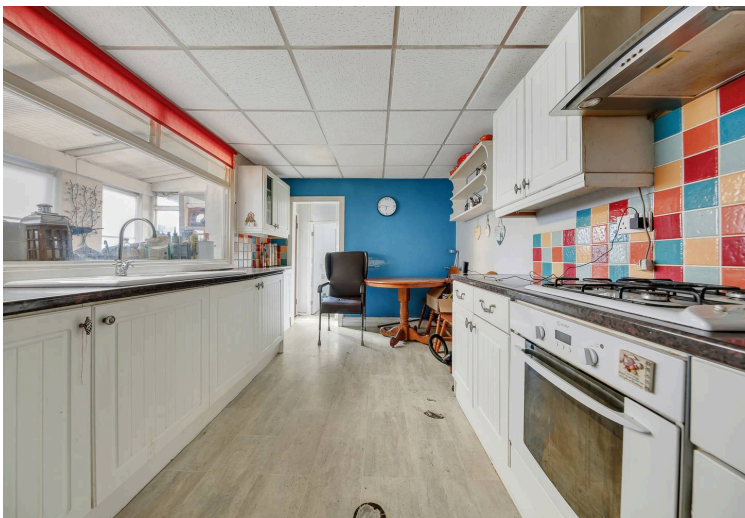
EPC Energy Efficiency Rating: E

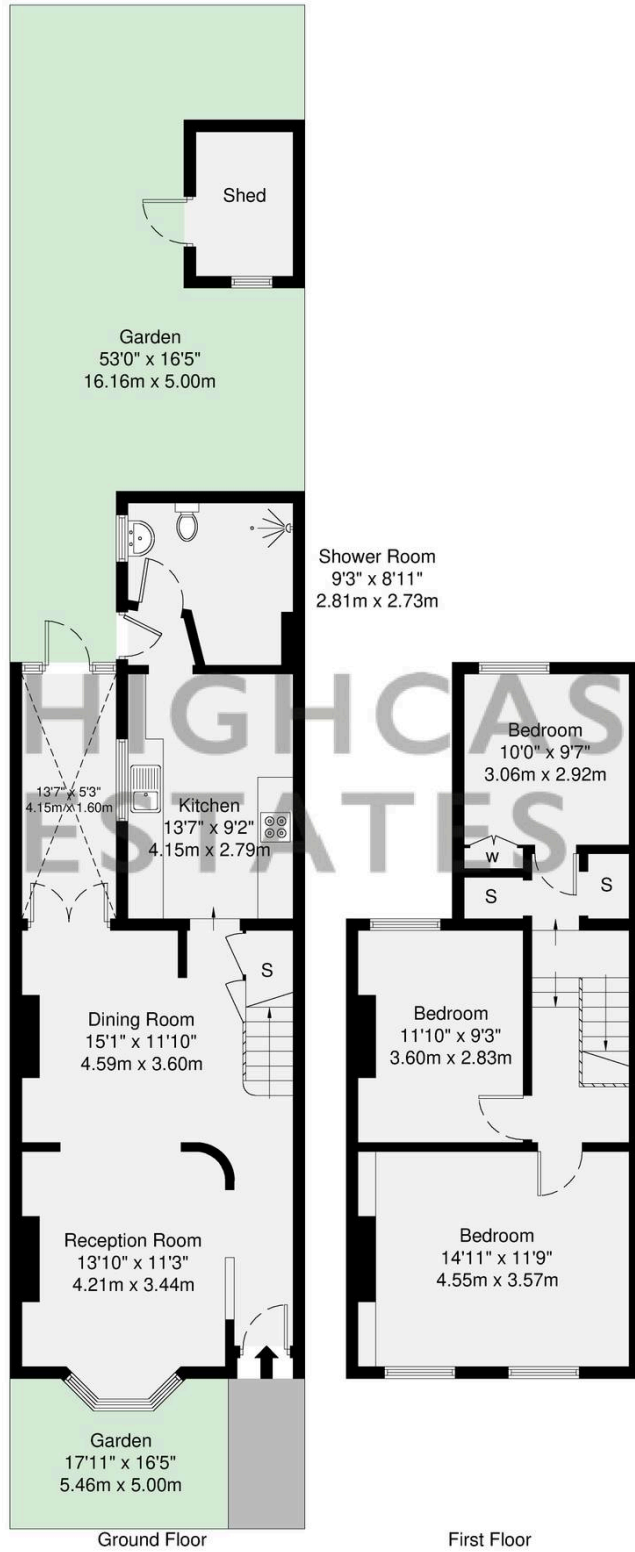
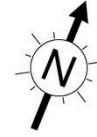
EPC Environmental Impact Rating: F



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GROSS INTERNAL AREA (GIA)
The footprint of the property
108.7 sq m / 1170 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
2.8 sq m / 30 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
108.1 sq m / 1163 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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