



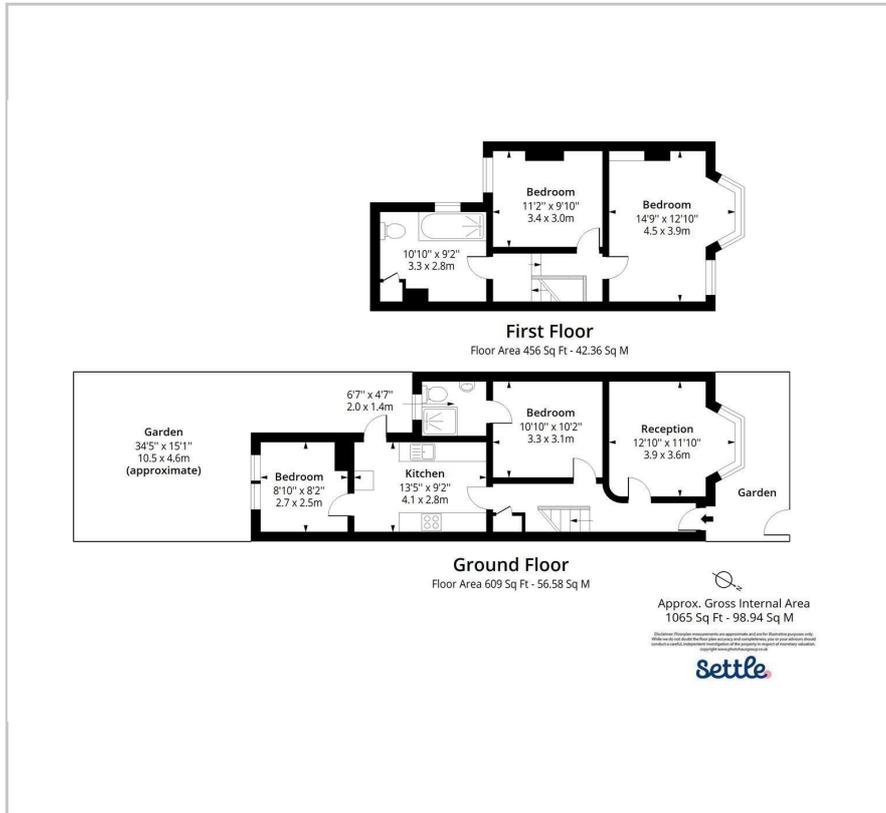
The Crescent

, London, E17 8AB

Offers in excess of £630,000



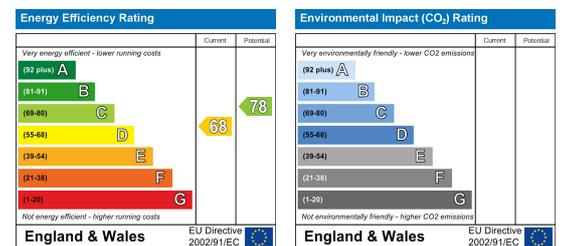
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Settle Office on 0208 124 2522 if you wish to arrange a viewing appointment for this property or require further information.

- Spacious Period Family Home
- Private Rear Garden
- Arranged Over Two Floors
- Close To Local Amenities
- 0.1 Miles From St James's Street Overground Station
- Bathroom And Separate Shower Room
- EPC Rated D
- 1065 Sq Ft / 98.94 Sq M

This spacious period property offers well-balanced accommodation arranged over two floors and presents an excellent opportunity for buyers looking to modernise and add value.

The ground floor features a front reception room with a bay window, providing a good-sized living space. To the rear sits the kitchen, which offers scope for updating and reconfiguration, subject to the necessary consents. The ground floor also includes two further rooms, suitable for use as bedrooms, a home office or additional living space, along with a shower room.

On the first floor are two further bedrooms, both offering comfortable proportions, as well as a family bathroom. The layout lends itself well to improvement and reworking to suit modern living requirements.

Outside, the property benefits from gardens to both the front and rear, offering valuable outdoor space and further potential for enhancement.

While the property would benefit from internal updating, it offers a solid footprint, flexible layout and plenty of scope for refurbishment, making it ideal for buyers seeking a project in a well-established residential location close to local amenities, schools and transport links.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

187 Hoe Street, Walthamstow, London, E17 3AP
Tel: 0208 124 2522 Email: info@settleeast.co.uk