

### The Close

Approximate Gross Internal Area  
 Ground Floor = 60.0 sq m / 646 sq ft  
 First Floor = 43.7 sq m / 471 sq ft  
 Total = 103.7 sq m / 1117 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Directions

### Contact

125 Hoe Street  
 London  
 E17 4RX

E: [sales@hcolondon.com](mailto:sales@hcolondon.com)

T: 02085 210 755

[hcolondon.com](http://hcolondon.com)



**3 Bed  
 House  
 located in**



# 2 The Close

London  
E4 9NU

Price Guide £475,000

Freehold



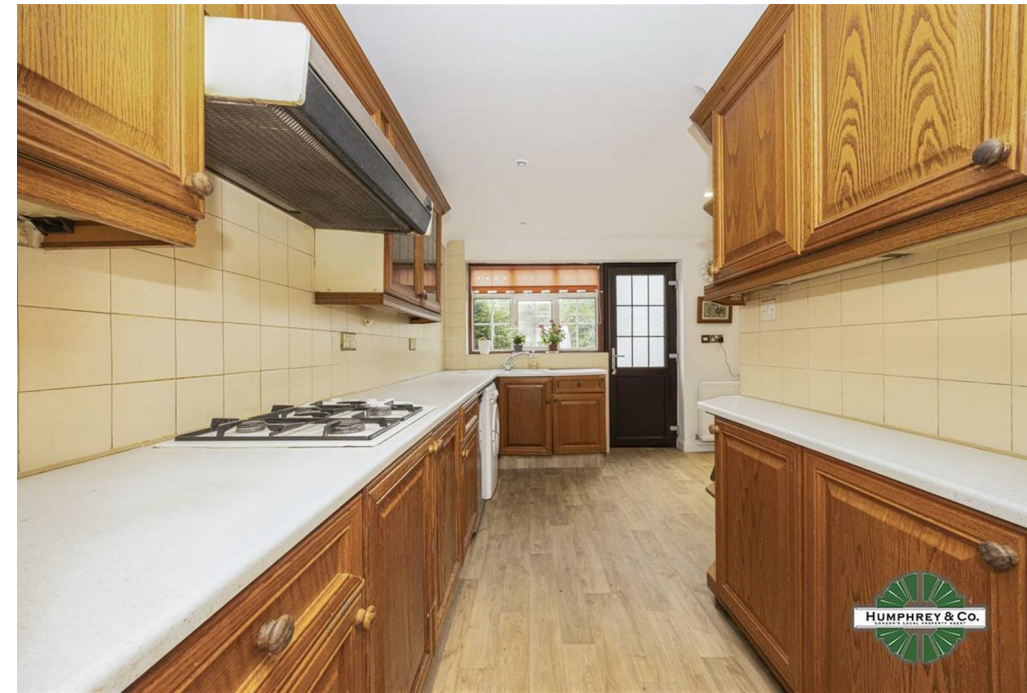
FREEHOLD HOUSE --- NO ONWARD CHAIN --- THREE-BEDROOM FAMILY HOME --- FIRST FLOOR BATHROOM --- LARGE PRIVATE REAR GARDEN --- SOLD WITH VACANT POSSESSION --- DOUBLE GLAZING --- GAS CENTRAL HEATING --- PEACEFUL RESIDENTIAL LOCATION --- GUIDE PRICE £475,000 - £500,000 --- AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS

Offered to the market with no onward chain and vacant possession, this well-proportioned three-bedroom freehold home presents an excellent opportunity for first-time buyers, families, and investors alike.

Situated within a quiet and sought-after residential turning, the property offers bright and spacious accommodation throughout, including three well-sized bedrooms, a first-floor family bathroom, and generous living space ideal for modern family living.

Externally, the property benefits from a substantial private rear garden, offering excellent outdoor space for entertaining, family enjoyment, or potential for future extension (subject to the necessary planning consents).

Further benefits include double glazing, gas central heating, and scope for buyers to modernise and personalise to their own taste.



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		74	81
EU Directive 2002/91/EC			

