



## CLINTON ROAD, E3

OIEO £1,100,000 F/H

- Planning Permission Granted
- Potential Mansard Extension (STPP)
- Clinton Road Conservation Area
- Original Features Including Victorian Chubb Safe
- West Facing Rear Garden
- Chain Free





**Approx. Gross Internal Floor Area 1432 sq. ft / 133.19 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



WJ Meade are delighted to present this Victorian terraced house on a highly coveted residential turning within the boundaries of Mile End Park. The property offers huge potential to develop into a spacious four bedroom family home with planning permission in place. Currently arranged as three bedrooms, bathroom, kitchen, guest WC and storage basement. The wider profile of the house accommodates a carriage way presently a car port with stable doors into the rear garden which itself extends to a width in excess of 7 meters and backs onto wooded parkland for a rare sense of privacy and nature.

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor. Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do any contract. They are issued on the express condition that all negotiations are conducted through W.J. Meade Estate Agents. All subject to contract and to being unsold.

Council Tax Band E  
Current EPC Rating 4S  
Tenure: Freehold

