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3 Bed End Of Terrace In Manchester Grove , London, E14 3BG

£625,000











SHORT DESCRIPTION

Property Ref: 17733 A Freehold Home with Potential in Island Gardens Set on Manchester Grove, a residential street in Island Gardens, this freehold home offers buyers the opportunity to create a space that suits their own needs and style. The property is well placed for Island Gardens DLR station, the River Thames and the local neighbourhood, with transport connections linking the area to Canary Wharf and the wider London network. Whether you are looking for a first home, a London base or a property to update, the house provides a flexible starting point. Buyers may wish to refresh the interiors or explore how the existing layout could work for them, subject to any necessary consents and building regulations. Island Gardens is known for its riverside setting and residential feel, while offering access to the shops, cafés and services of the surrounding area. The nearby DLR provides a practical option for travelling around London, and the Thames adds an appealing waterside aspect to the neighbourhood. This is an opportunity to purchase a freehold home in a popular E14 location and make it your own. Early viewing is recommended to appreciate the property’s position and consider the possibilities it offers. Property Type: End of Terrace Full selling price: £625000.00 Pricing Options: Fixed Price Tenure: Freehold Council tax band: D EPC rating:C Measurement: 656.599 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway Heating Type: Central Chain Sale or Chain Free:Chain free Possession of the property: Tenanted ----------

3
Bed Room(s)

2
Bath Room(s)

1
Living Room(s)

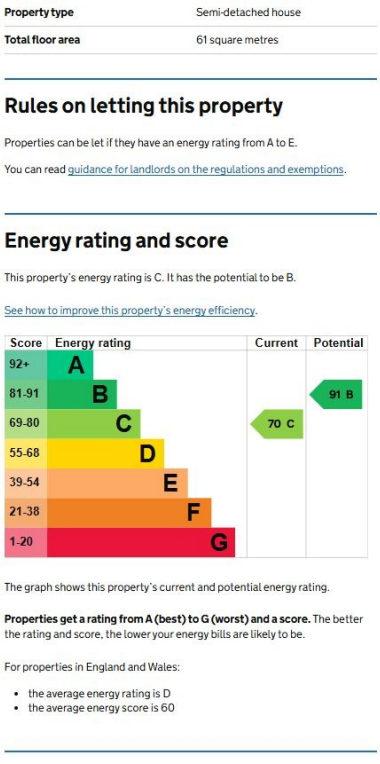
FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Property type	Semi-detached house
Total floor area	61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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