



## Goldsmith Road, London, , E10 5EX

### £700,000

Elms Estates are delighted to be able to offer to the market for sale this amazing FOUR Bedroom Terraced House.

Goldsmith Road is nestled in an attractive residential area with great independent pubs, cafes and restaurants. within a short walk are the vast green spaces of Hackney Marshes leading to Queen Elizabeth Olympic Park. Within walking distance of Leyton (Central Line) Underground Station and Leyton Midland Road Overground Station offering connections to the Victoria Line and Elizabeth Line also.

Internally the property is bright and spacious throughout, offering a large through lounge, as well as a modern kitchen and dining area leading out to a garden in excess of 80ft in length. To the first floor, the property boasts three double bedrooms with an additional fourth bedroom and en suite to the second floor.

Goldsmith Road really does offer a unique and rare property purchase. An early internal inspection is highly recommended in order to avoid disappointment.

For more information or to arrange a viewing please do not hesitate to call in and speak with one of our Property Consultants.



Reception Room  
25'7" x 11'5" (7.8 x 3.5)

Kitchen/Dining Room  
29'10" x 14'5" (9.1 x 4.4)

Ground Floor Bathroom

Bedroom One  
15'5" x 11'9" (4.7 x 3.6)

Bedroom Two  
11'5" x 10'5" (3.5 x 3.2)

Bedroom Three  
8'10" x 8'6" (2.7 x 2.6)

Bedroom Four  
16'4" x 11'5" (5.0 x 3.5)

En-Suite To Bedroom Four

Garden

Material Information

Tenure: Freehold

Council Tax Band: C

Additional Notes: We must by law advise that the Vendor for this property is an associate of a member of staff at Elms Estates



Goldsmith Road, E10

Approx. Gross Internal Area(Including Restricted Height) 1726 Sq Ft - 160.35 Sq M  
Approx. Gross Internal Area(Excluding Restricted Height) 1560 Sq Ft - 144.92 Sq M  
Approx. Gross Garden Room/ Shed Area 264 Sq Ft - 24.53 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 11/10/2023

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| Energy Efficiency Rating                    |   |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |   |                         |           |
|---------------------------------------------|---|-------------------------|-----------|-----------------------------------------------------------------|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions |   | Current                 | Potential |
| (92 plus)                                   | A |                         |           | (92 plus)                                                       | A |                         |           |
| (81-91)                                     | B |                         |           | (81-91)                                                         | B |                         |           |
| (69-80)                                     | C |                         |           | (69-80)                                                         | C |                         |           |
| (55-68)                                     | D |                         |           | (55-68)                                                         | D |                         |           |
| (39-54)                                     | E |                         |           | (39-54)                                                         | E |                         |           |
| (21-38)                                     | F |                         |           | (21-38)                                                         | F |                         |           |
| (1-20)                                      | G |                         |           | (1-20)                                                          | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           | England & Wales                                                 |   | EU Directive 2002/91/EC |           |