

Arron James



35 Etta Street, London, SE8 5NR

A Rare Opportunity on Etta Street – A Home to Transform, An Investment to Secure

Set on the charming Etta Street in London, this three-bedroom house represents far more than just a property – it is a genuine opportunity. Whether you are an investor seeking strong returns or a buyer looking to create a home that perfectly reflects your lifestyle, this residence offers the ideal foundation.

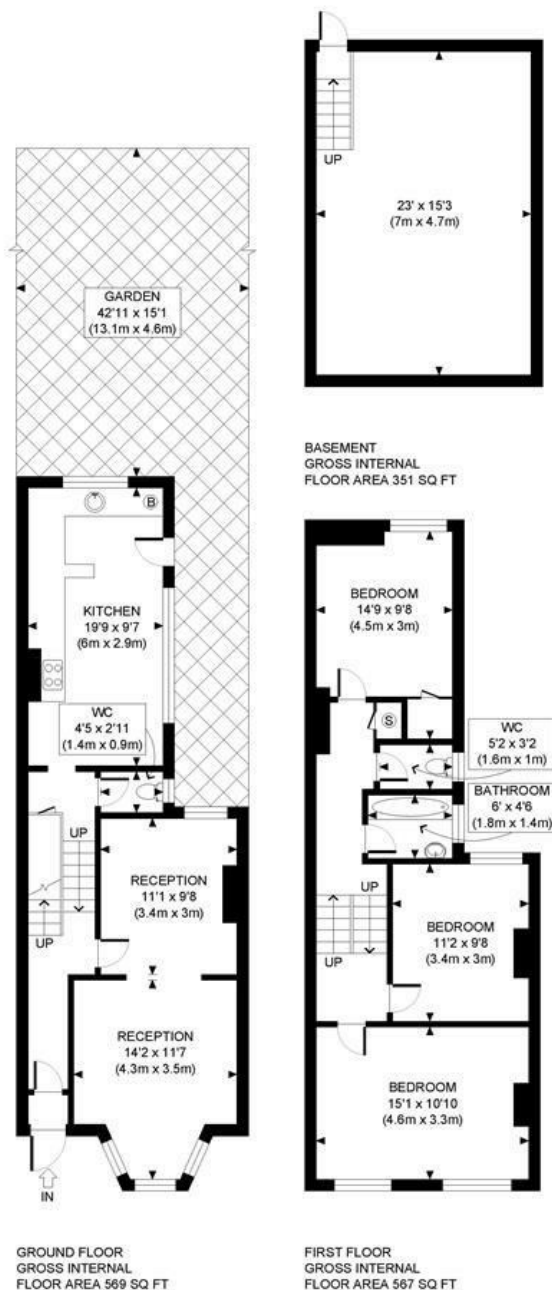
The property provides three generously sized double bedrooms, a bright and welcoming reception room, and the rare benefit of a large basement, brimming with possibilities for conversion or future development. While the house requires modernisation, this is what makes it so appealing: it is a true blank canvas, waiting for its next chapter. You have the freedom to design, transform, and add value in a way that suits you.

What sets this property apart is not just its potential but also its accessibility. Competitively priced in line with current market trends, it is positioned to deliver excellent future growth once improvements are made and the market strengthens. This makes it an intelligent purchase for those with an eye on both lifestyle and investment.

With no onward chain, delays are eliminated, allowing you to move forward with confidence.

- Outstanding Investment or Dream Home – 3-Bed Etta Street Property with Huge Potential
- Competitively Priced London Home with Basement – Ideal for Investors or Families
- Rare Opportunity: Three-Bedroom Etta Street House with Scope to Add Value
- Auction Sale – Fast, Transparent & Secure Purchase on a Prime London Property
- Transform This Blank Canvas into Your Perfect Home or a Lucrative Investment
- Spacious 3-Bed London Property with Large Basement – Chain-Free & Ready to Go
- Fantastic Value: Modernise & Profit from This Etta Street Property
- Investors & Homebuyers Alike – Exceptional Opportunity in a Superb Location
- Priced with Today's Market in Mind – A London Property Ready for Growth

Offers In Excess Of £575,000



APPROX. GROSS INTERNAL FLOOR AREA: 1487 SQ FT/ 138 SQM

PROPERTY PHOTO PLANS^{CO.UK}

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

Energy Efficiency Rating	
	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	
53	82
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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