



35 Etta Street, London, SE8 5NR

Nestled on the charming Etta Street in London, this delightful house presents an excellent opportunity for those seeking a property with great potential. With three spacious double bedrooms, this home is perfect for families or individuals looking for ample living space. The property features a well-proportioned reception room, ideal for entertaining guests or enjoying quiet evenings in.

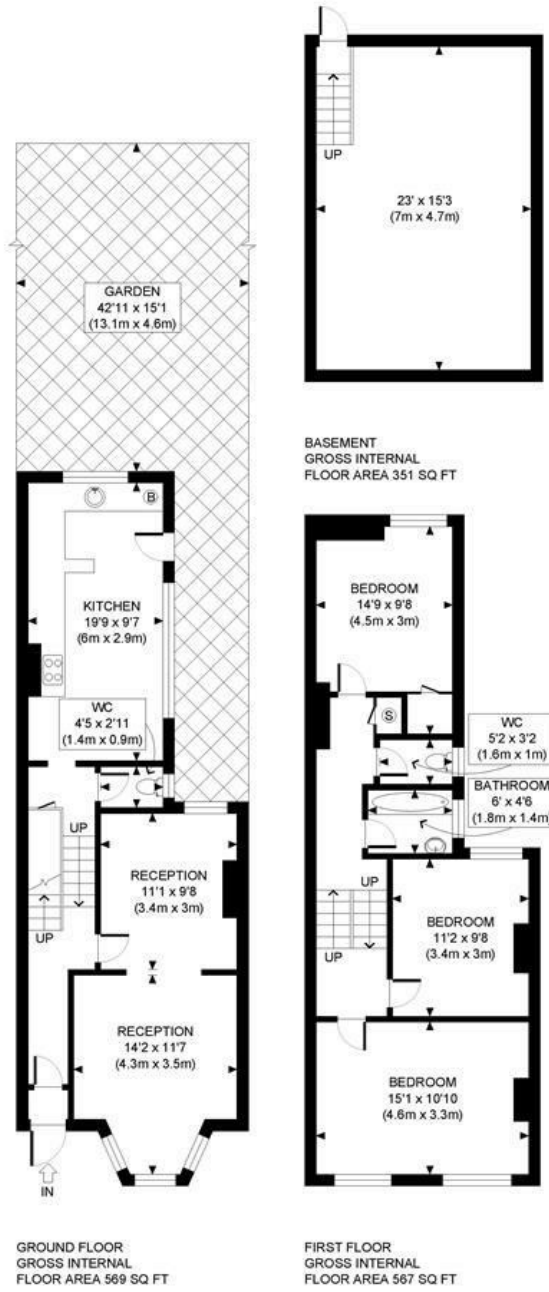
One of the standout features of this residence is the large basement, which offers a wealth of possibilities for conversion or additional storage. While the house is in need of modernisation, this allows you the chance to personalise the space to your taste and create your dream home.

Being chain-free, this property offers a smooth and straightforward purchasing process, making it an attractive option for buyers. The location is simply superb, providing easy access to local amenities, transport links, and the vibrant culture that London has to offer.

In summary, this house on Etta Street is a fantastic opportunity for those looking to invest in a property with great potential in an excellent location. With three double bedrooms, a generous reception room, and a large basement, this home is ready for you to make it your own. Don't miss out on the chance to transform this property into a

- Victorian House
- Chain Free
- In Need of Modernisation
- Three Double Bedrooms
- Downstairs W.C
- Original Features
- Basement / Cellar Storage
- Two Reception Rooms

Offers In Excess Of £575,000



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 569 SQ FT

BASEMENT
GROSS INTERNAL
FLOOR AREA 351 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 567 SQ FT

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

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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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			82
(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			
England & Wales		EU Directive 2002/91/EC	