



Royston Avenue , London, E4 9DF

*****New Instructions*****5 Bedroom House*****FREEHOLD

Easy Properties London Ltd is very pleased to offer this 5 bedroom story house for sale in Chingford E4.

The property benefits from 2 receptions with an extended kitchen and dining area, Stairs lead to the second floor of this house, and have two double bedrooms and 1 single room plus a bathroom. On the second floor of this house on the third floor, a loft converted with two double en-suite bedrooms.

This house needs a renovation and thereafter would be a fantastic investment opportunity to convert to an HMO this will be subject to an application and planning and permission as well as a family house.

Offers Around £575,000

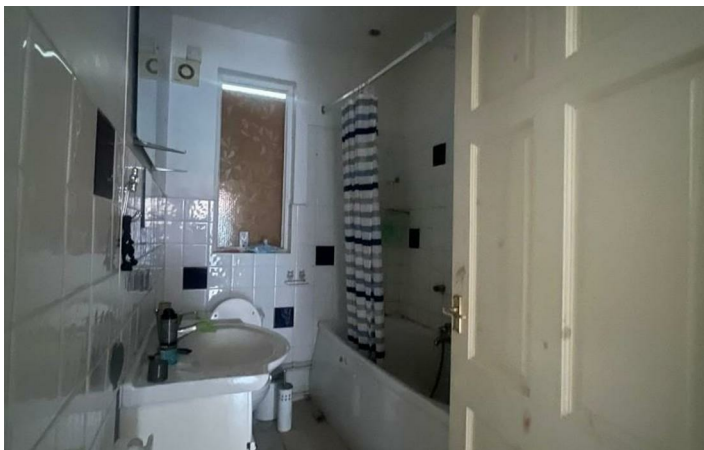
Royston Avenue

, London, E4 9DF

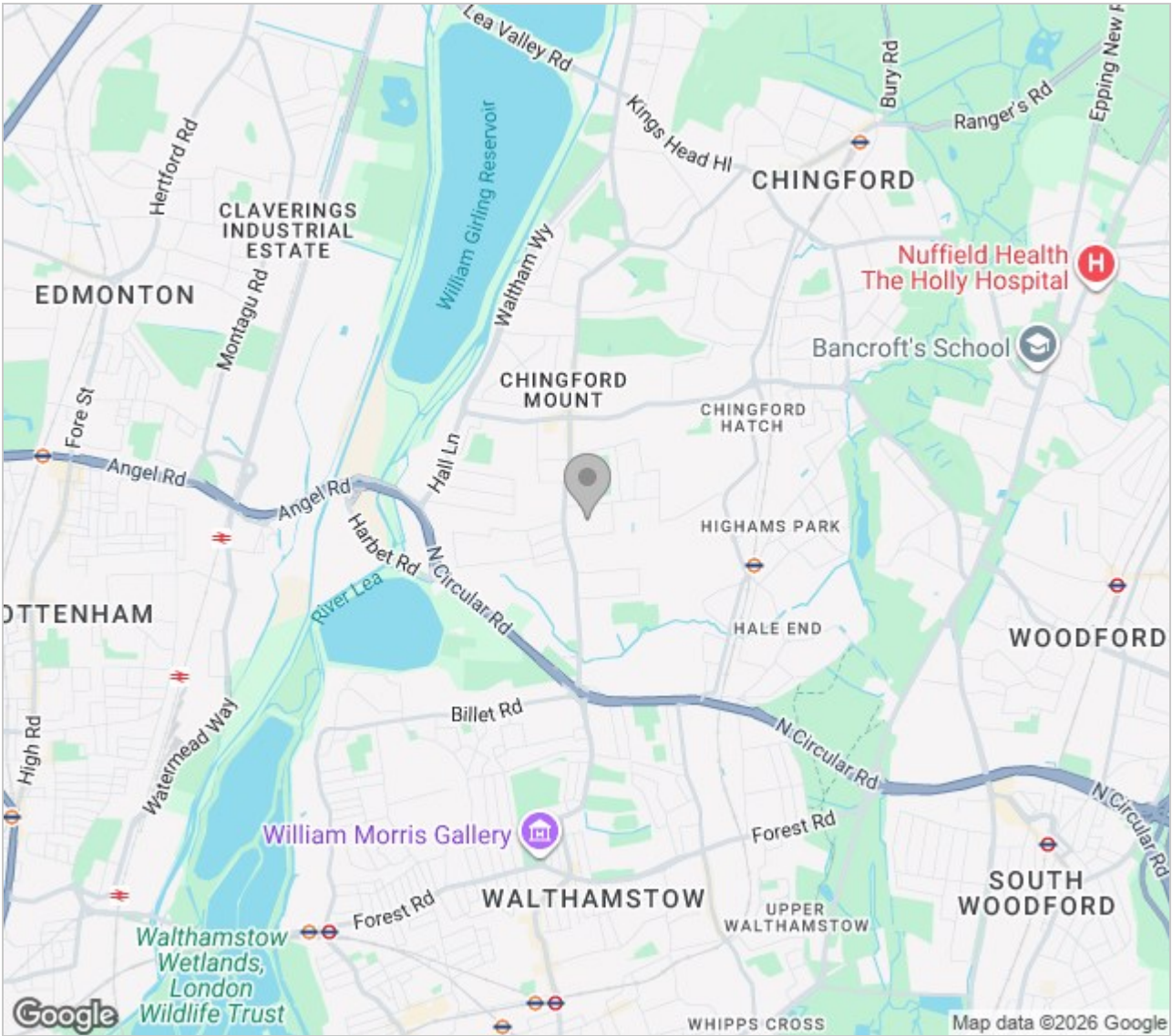



- FREEHOLD
- BATHROOM ON EACH FLOOR
- INVESTMENT OPPORTUNITY
- LARGE GARDEN WITH SHED


Directions



Area Map



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

Environmental Impact (CO ₂) Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

