

Elmcroft Avenue, Wanstead, London, E11 2BN

Guide Price £800,000 Freehold

Modernisation opportunity with potential to extend (STP) is this charming mid terrace property which is conveniently located on the desirable Nightingale Estate close to local amenities, schools, and transport links, making it an ideal choice for families and commuters alike. The property is offered with vacant possession, allowing for a smooth transition into your new home.

The accommodation comprises through lounge/diner and kitchen on the ground floor with three bedrooms and bathroom on the first floor. The property benefits from gas central heating and double glazing.

In summary, this terraced house on Elmcroft Avenue is a fantastic opportunity for those looking to invest in a property with great potential. With its prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this house your own.

CALL US ON 020 8530 4646 TO ARRANGE A VIEWING.

Reception Hallway

14'0" x 5'1" (4.27 x 1.57)

Lounge/Diner

28'1" x 10'11" (8.58 x 3.35)

Kitchen

11'11" x 6'4" (3.65 x 1.95)

Landing Area

6'11" x 3'9" (2.12 x 1.15)

Bedroom One

14'9" x 10'6" (4.50 x 3.21)

Bedroom Two

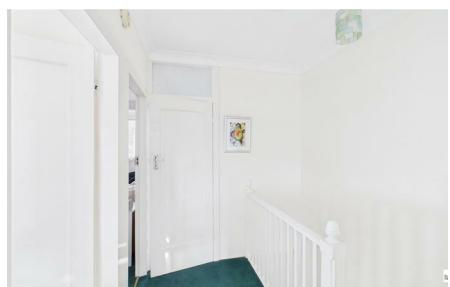
13'9" x 9'0" (4.21 x 2.76)

Bedroom Three

7'9" x 6'4" (2.38 x 1.94)

Bathroom

6'8" x 6'4" (2.05 x 1.94)





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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