ANNIE BESANT CLOSE E3

2 bedroom end of terrace

£650,000+

FREEHOLD

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Recently enhanced by the current owners, this beautifully presented two-bedroom end of terrace home is now available to the market. Ideally positioned in a quiet residential cul-de-sac, the property enjoys easy access to a range of local Roman Road amenities, the popular Victoria Park and the world-renowned Queen Elizabeth Olympic Park. The accommodation comprises entrance hall, modern cloakroom, a stylish fitted kitchen/diner, and a spacious reception room with direct access to an impressive, larger-than average rear garden. The mature garden also benefits from additional side access, offering excellent outdoor space for relaxing and entertaining. Upstairs, there are two generous double bedrooms and a contemporary family bathroom. The property further benefits from exciting potential to extend, subject to the necessary planning permissions, with planning permission previously granted for a single storey side extension. Conveniently located for Bow Road and Hackney Wick stations, along with a variety of local bus routes, this property is also within the catchment areas of several highly regarded schools, making it an excellent choice for young families. Homes of this style and location are rarely available and early internal viewings are strongly recommended to fully appreciate everything this fantastic property has to offer.

Borough: Tower Hamlets* Council Tax: D* EPC: D

Nearest Station: Hackney Wick (0.59 miles) Material Information: www.alexneil.com/material-information

Approximate gross internal area 80.64 sq m / 868.0 sq ft

Canary Wharf & Docklands Office

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Disclaimer: Property descriptions are subjective and used in good faith as an opinion rather than statements of fact. The owner provided information relating to title, tenure, service charges and ground rent information. Therefore, please make specific enquiries to ensure that our descriptions match your expectations of the property. Floor plan measurements are approximate and for illustrative purposes only. Furthermore, we have not tested any services, systems or appliances at this property. And we strongly recommend that you verify all the provided information on inspection and that your surveyor and conveyancer further confirm details. Also, market conditions and property values regularly fluctuate. And showcased sold properties demonstrate our previous successes rather than indicate live property values. *As advised by the owner. **Property sold subject to contract.

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