



Caistor Park Road, London, E15 3PR
Offers in excess of £475,000

Jenkins Property

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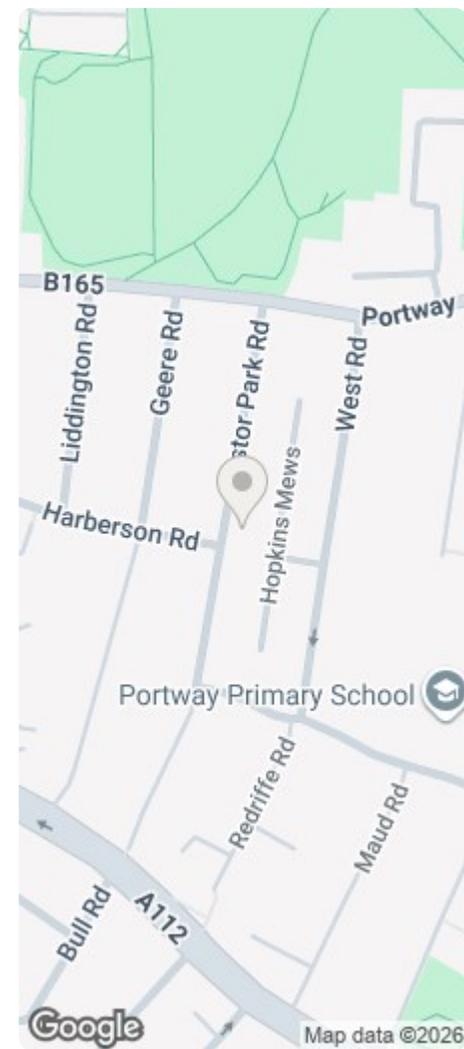
LOCATION, LOCATION, LOCATION – COMPLETE RENOVATION OPPORTUNITY. Situated in a sought-after residential turning in Stratford, just moments from the ever-popular West Ham Park, this substantial four-bedroom, two-bathroom property presents an exceptional opportunity for investors, developers or buyers looking to create a bespoke family home.

Offering generous internal accommodation, the property currently comprises a spacious lounge, separate dining room, and a kitchen extension to the rear. Upstairs you will find four well-proportioned bedrooms and two bathrooms, providing ample space for growing families or multi-generational living.

The property is in need of complete modernisation throughout, making it an ideal blank canvas for those looking to add significant value. Subject to the necessary planning permissions, there is clear potential to extend further into the loft, creating additional living space and enhancing the overall footprint of the home.

- COMPLETE RENOVATION PROJECT
- CASH BUYERS ONLY
- FOUR BEDROOM
- TWO RECEPTION ROOMS
- TWO BATHROOMS
- GARDEN
- LOFT CONVERSION POTENTIAL STPP
- IDEAL LOCATION
- WEST HAM PARK NEARBY





Energy Efficiency Rating		Current	Potential
<p>Best energy efficient - lower running costs</p> <p>95-100 A</p> <p>81-94 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>45-48 F</p> <p>35-44 G</p> <p>Not energy efficient - higher running costs</p>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<p>Best environmentally friendly - lower CO₂ emissions</p> <p>95-100 A</p> <p>81-94 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>49-54 E</p> <p>45-48 F</p> <p>35-44 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
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