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248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Perth Road, London, E10 7PB
£300,000

Nestled on the charming Perth Road in London, this delightful house presents a wonderful opportunity for those seeking a project to make their own. With a generous size of 861 square feet, the property boasts two well-proportioned bedrooms, a comfortable reception room, and a bathroom, making it an ideal choice for small families or couples.

Built in 1900, this home carries a sense of history and character, waiting for the right owner to breathe new life into it. While the property is in need of some work, it offers a blank canvas for creative minds to transform it into a modern haven. The private garden is a lovely feature, providing a tranquil outdoor space for relaxation or entertaining guests.

Conveniently located within walking distance to the local station, commuting to central London and beyond is made easy, enhancing the appeal of this residence. Additionally, being chain-free simplifies the buying process, allowing for a smoother transition into your new home.

This property is not just a house; it is a chance to create a space that reflects your personal style and preferences. With its prime location and potential for renovation, this home is a rare find in the bustling city of London. Don't miss the opportunity to make it your own.



Hallway
3'1" x 34'8" (0.96 x 10.59)


Bathroom
7'11" x 4'5">8'1" (2.42 x 1.37>2.47)


Kitchen
7'8" x 8'1" (2.34 x 2.47)

Reception
10'6" x 10'10" (3.22 x 3.32)

Bedroom One
11'1" x 11'5" (3.38 x 3.48)

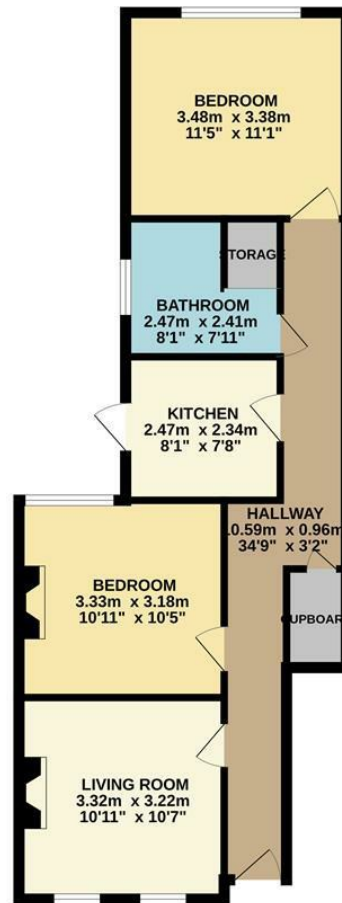
Bedroom Two
10'5" x 10'11" (3.18 x 3.33)

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 CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA: 60.0 sq.m. (646 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

