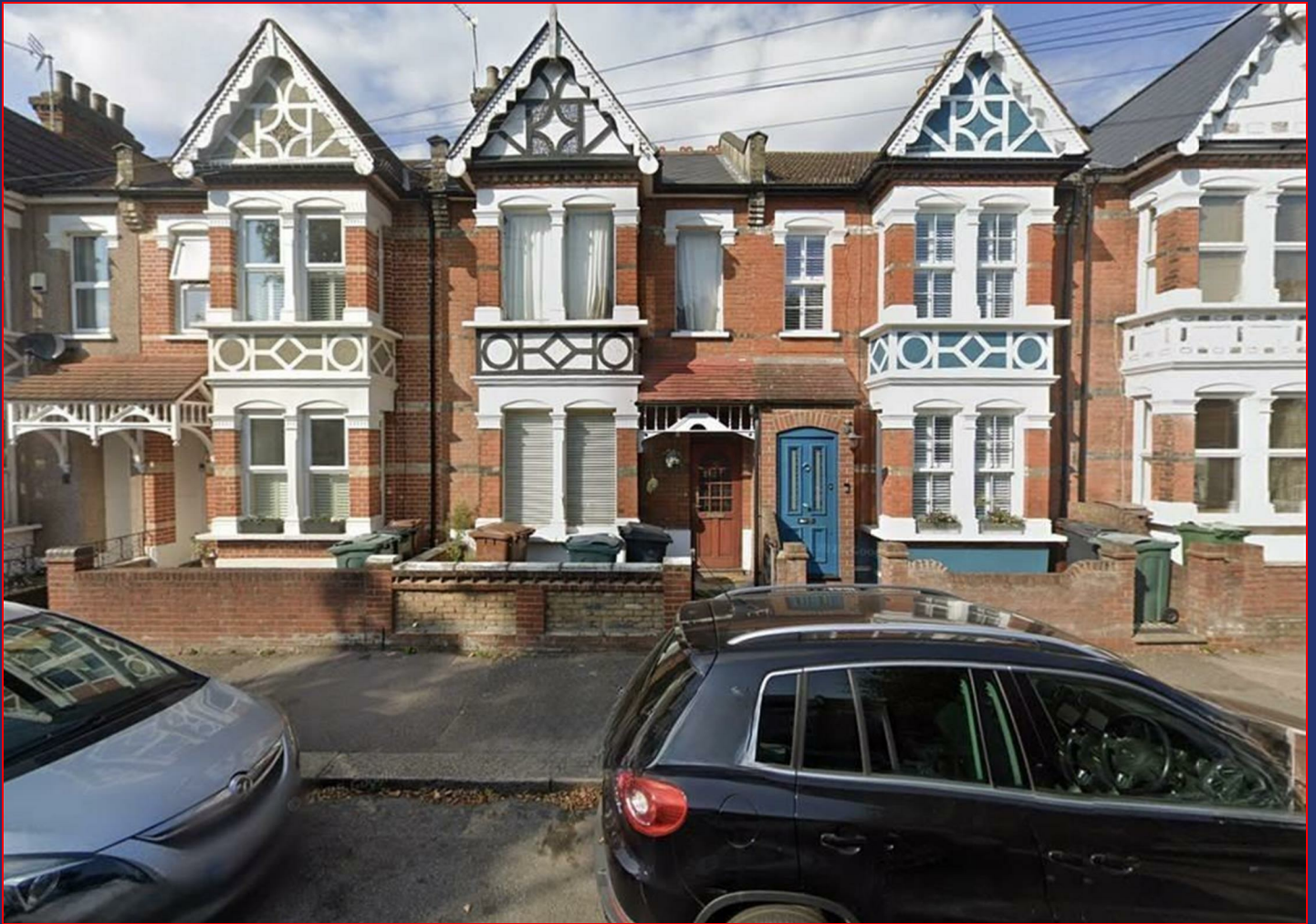


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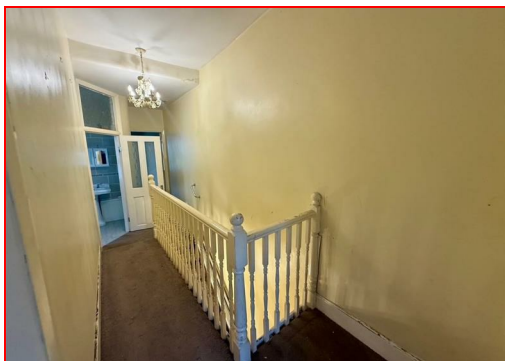
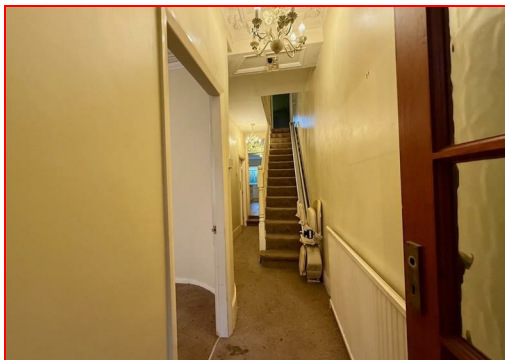
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Vincent Road, E4 9PP



Asking Price £775,000 Freehold



Charming Three-Bedroom Period Home – No Onward Chain

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Characteristically spacious for its era, the property features high ceilings, generous living areas, and well-proportioned bedrooms on the first floor. Offering excellent potential for restoration and modernisation, it presents an exciting opportunity to create an outstanding family home in a convenient and sought-after setting.

Perfectly positioned within easy walking distance of a wide range of local amenities, including shops, cafés, and restaurants, the home is also ideally located for commuters. The mainline station provides direct services to London Liverpool Street, Walthamstow Central, and the Victoria Line.

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Mobile (based on calls indoors)

O2 Good

EE Average

Three Average

Vodafone Average

Broadband (estimated speeds)

Standard 10 mbps

Superfast 69 mbps

Ultrafast 1800 mbps

Satellite & Cable TV Availability

BT

Sky

Virgin

LOUNGE 13'9 x 12

DINING ROOM 10'8 x 9'9

KITCHEN 20'5 x 9'6

BEDROOM 14'2 x 13'6

BEDROOM 11'1 x 9'8

BEDROOM 11'5 x 9'7

BATHROOM

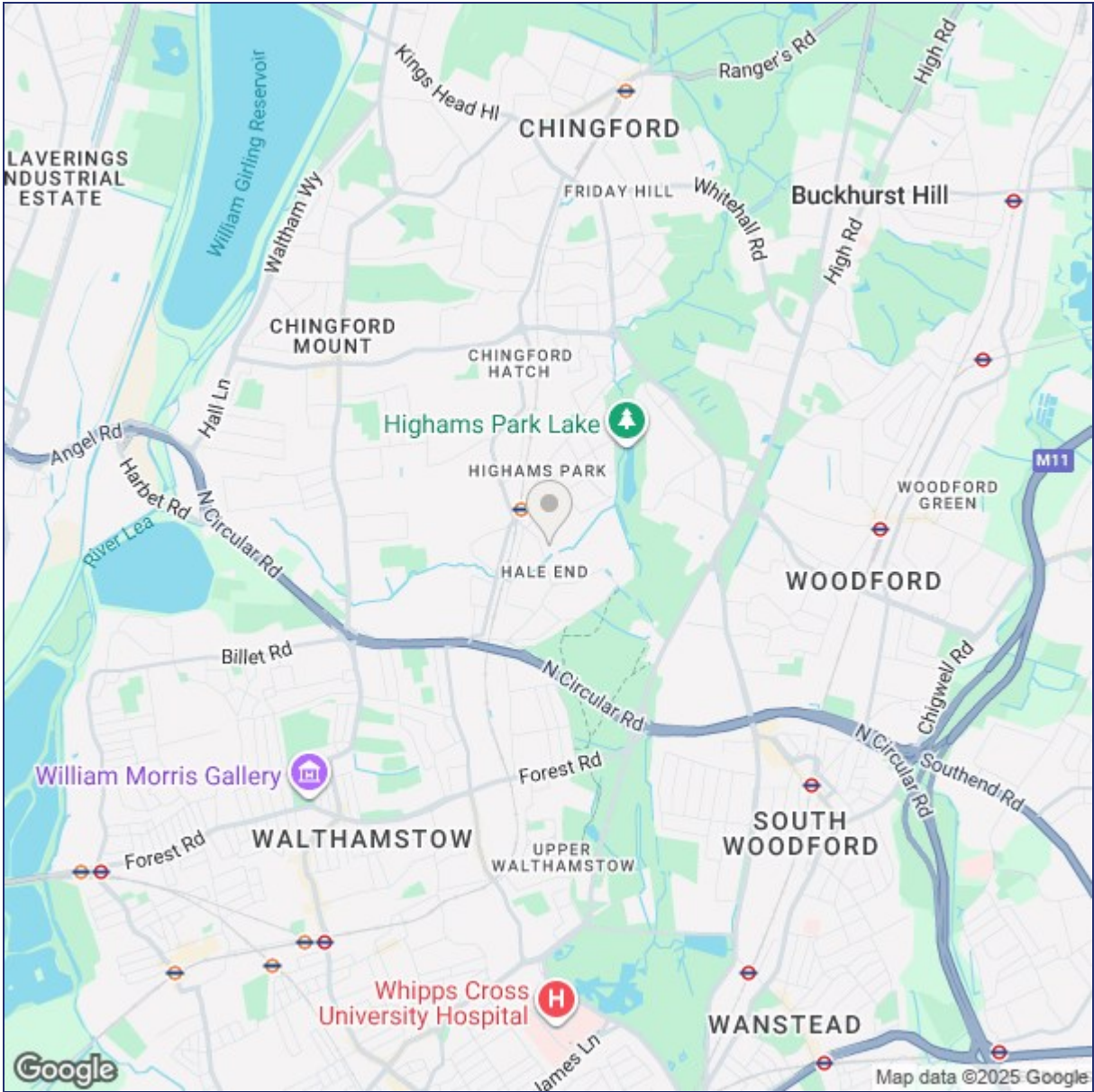
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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