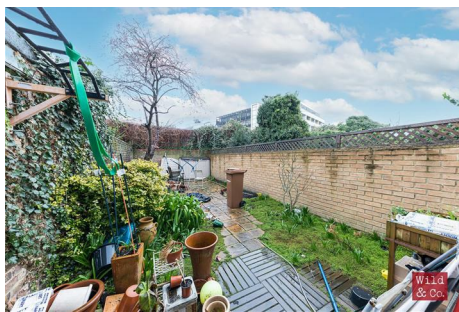


Wild & Co.

wildandco.uk



Oriel Road, Homerton, E9 5SG

2 Double bedroom period mid-terrace freehold house, situated on the popular residential turning, moments' walk of Homerton Overground Station (direct links to Stratford & Highbury & Islington), a short walk from Victoria Park and easy access to A12. Offered with no chain, this property offers huge potential to improve and extend (sub. to planning). Large open plan lounge with wood flooring, fitted kitchen open plan to side lean-to with direct access to 52ft rear garden, first floor bathroom/WC and 2 double bedrooms. EARLY VIEWING RECOMMENDED.

Offers In Excess Of £700,000 | Freehold

Oriel Road, Homerton, E9 5SG



- 2 Double bedroom period house
- Short walk from Victoria Park
- Fitted kitchen & side lean-to
- Offered with no chain
- Freehold
- Huge potential to improve & extend (sub. to planning)
- First floor bathroom/WC
- Moments' walk of Homerton Overground Station (direct links to Stratford & Highbury & Islington)
- Large open plan lounge
- 52ft rear garden

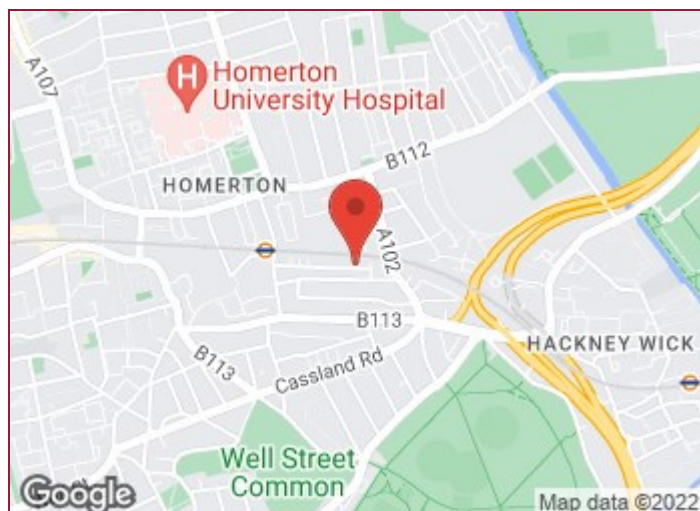
Wild & Co. are pleased to offer for sale this: 2 double bedroom period mid-terrace freehold house.

Situated on the popular residential turning, moments' walk of Homerton Overground Station (direct links to Stratford & Highbury & Islington), a short walk from Victoria Park and easy access to A12.

Offered with no chain, this property offers huge potential to improve and extend (sub. to planning).

Large open plan lounge with wood flooring, stairs to first floor, open to:
Fitted kitchen, open plan to:
Side lean-to with direct access to:
52ft rear garden
First floor bathroom/WC
First floor double bedroom to front
First floor double bedroom to rear.

EARLY VIEWING RECOMMENDED.



Directions

Directly off Barnabas Road and Hassett Road.



Oriel Road- E9

Approximate Gross Internal Area 69.0 m² ... 742 ft² (excluding garden)



GROUND FLOOR

FIRST FLOOR



This Plan is for illustration purpose only and used as general indication of the proposed layout of the property. Dimensions are maximum and approximate and may vary.

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| 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 | | 87 | 91 |
| | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|-----------------------------------------------------------------|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions | | | |
| England & Wales | | | |
| | EU Directive 2002/91/EC | | |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.