

Wild & Co.

wildandco.uk



Connor Street, Victoria Park Village, E9 7LG

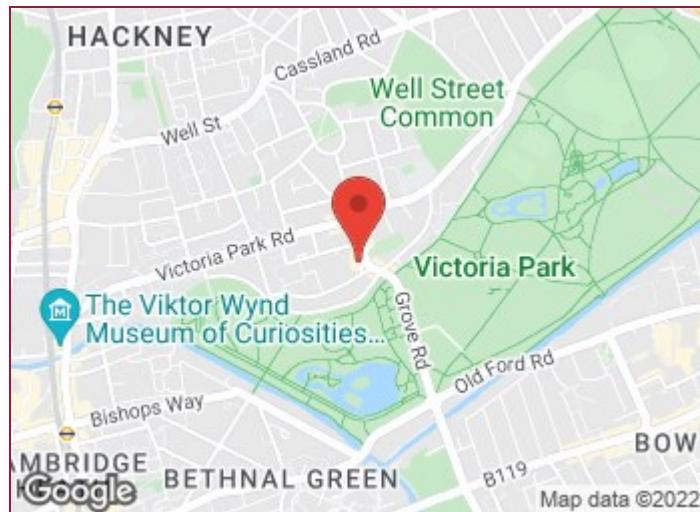
A rare opportunity to acquire this 3-bedroom end of terrace Freehold Victorian property. In need of improvements/refurbishment offering huge potential to improve and make your own. Situated directly off Lauriston Road, in the heart of Victoria Park Village amongst local cafes, shops and restaurants. Moments from the entrance of Victoria Park and walking distance of Mile End Underground Station. Offering: 3 first floor bedrooms with a first-floor roof terrace, through lounge with Sash Bay window to front and sash window to rear, fitted kitchen, ground floor bathroom/WC, small 'back-yard' garden, front garden offering off street parking. NO CHAIN – EARLY VIEWING HIGHLY RECOMMENDED!

Guide Price £800,000 | Freehold

Connor Street, Victoria Park Village, E9 7LG



- 3-bedroom end of terrace Freehold Victorian property
- Moments from the entrance of Victoria Park
- Front garden offering off street parking
- No chain
- In need of improvements/refurbishment offering huge potential to improve and make your own.
- Walking distance of Mile End Underground Station
- Through lounge
- Victoria Park Village amongst local cafes, shops & restaurants
- Small 'back-yard' garden
- Fitted kitchen & g/f bathroom



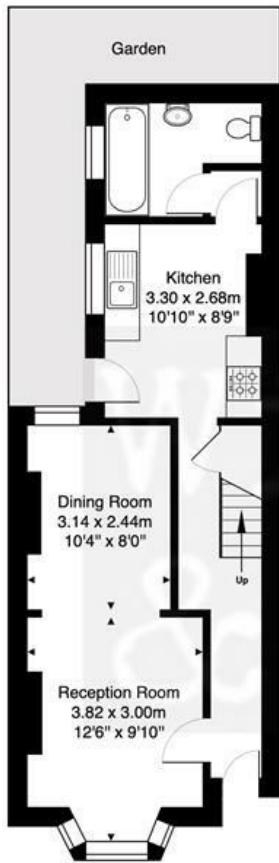
Directions

Directly off Lauriston Road.

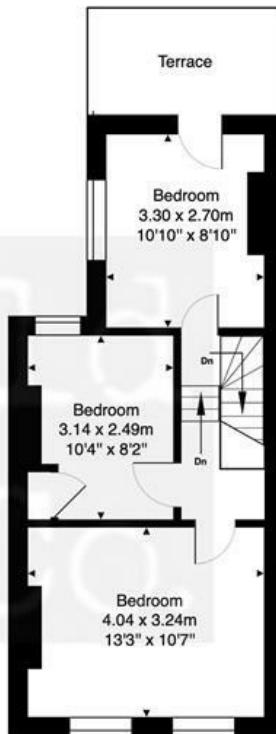


Connor Street- E9

Approx. Gross Internal Area 77sqm / 828 sqf



GROUND FLOOR



FIRST FLOOR

Wild
& Co.

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.

Copyright One Square Space Ltd

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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 firms employment has the authority to make or give any representation or warranty in respect of the property.