



BREENS

Larkshall Road

London · E4

OFFERS IN THE REGION OF

£875,000

FREEHOLD



BREENS

THE HOME

Larkshall Road

London · E4

KEY FEATURES

- 3/4 BEDROOMS
- SEMI DETACHED
- MODERN INTERIOR
- CLOSE TO STATION
- CHAIN FREE
- EN SUITE
- ADDITIONAL DOWNSTAIRS W/C

EPC RATING

COUNCIL TAX BAND

C

4

BEDROOMS

2

BATHROOMS

2

RECEPTIONS



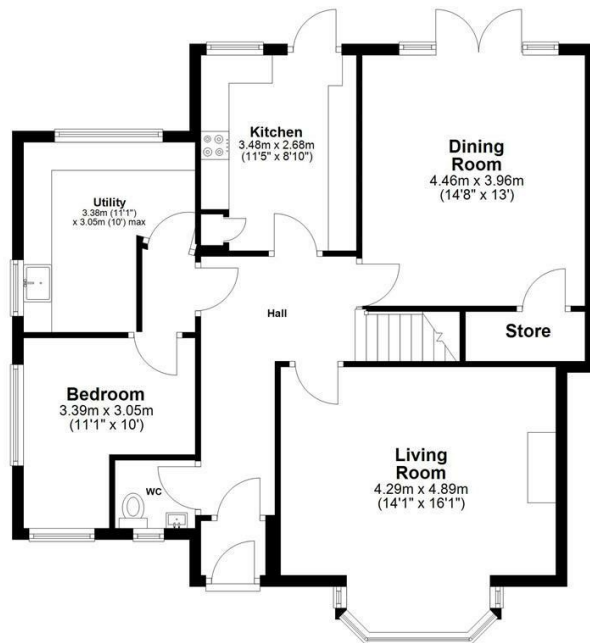
FLOOR PLAN

APPROX. 2045.16 SQ.FT

BREENS

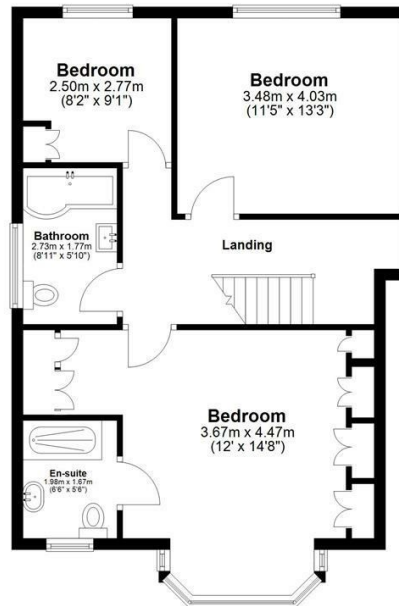
Ground Floor

Approx. 84.0 sq. metres (904.1 sq. feet)



First Floor

Approx. 61.9 sq. metres (666.8 sq. feet)



Total area: approx. 145.9 sq. metres (1570.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

© @modephotok | www.modephoto.co.uk
Plan produced using PlanUp.□

Larkshall Road

GET IN TOUCH

02085315454

highampark@breens.property

www.breens.property

VISIT US

2 Broadway Parade, Winchester
Road, Highams Park, E4 9LG

These particulars are intended as a general guide and are believed to be correct, but their accuracy is not guaranteed and they do not form part of any offer or contract. All measurements are approximate and for guidance only. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for purpose. Photographs are for illustration only and may depict items that are not for sale or included in the sale price. References to tenure are based on information supplied by the vendor; the Agent has not seen the title documents, and buyers should obtain verification from their solicitor or surveyor. Under the Money Laundering Regulations 2017, intending purchasers will be asked to produce identification and documentation at a later stage. These particulars are issued on the condition that all negotiations are conducted through Breens Estate Agents. Subject to contract and availability.