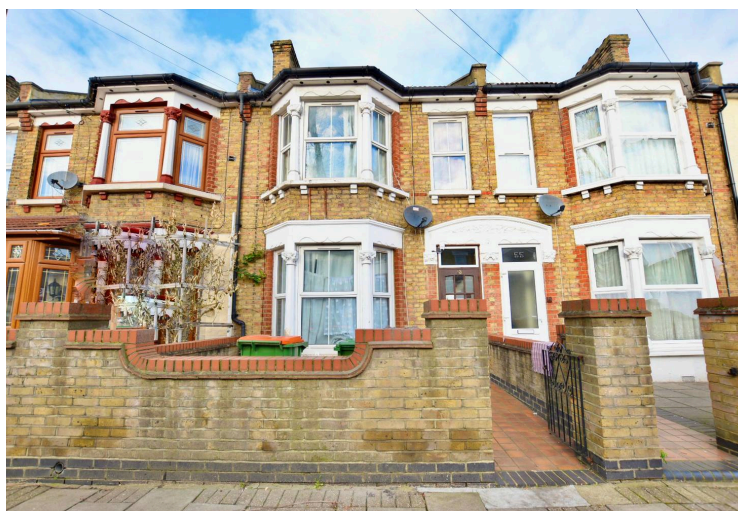




53 Sherrard Road, London – E7 8DN

£400,000 Freehold

Open House – Saturday 26th at 10AM • Offers Over £400,000 • Three-Bedroom Terraced House • Refurbishment Required – Excellent Investment Opportunity • Potential for Double Dormer Loft Conversion (STPP) • Potential for Side Return & Rear Extension (STPP) • Cash Buyers Only



**HIGHCASTLE
ESTATES**

020 3026 4420
sales@hceuk.com

Open House Saturday 1:45 PM. Three-bedroom terraced house needing refurbishment. Offers over £400,000. Cash buyers only. Potential for extensions (STPP). Early viewing advised.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



- Open House – Saturday 26th at 10AM
- Offers Over £400,000
- Three-Bedroom Terraced House
- Refurbishment Required – Excellent Investment Opportunity
- Potential for Double Dormer Loft Conversion (STPP)
- Potential for Side Return & Rear Extension (STPP)
- Cash Buyers Only

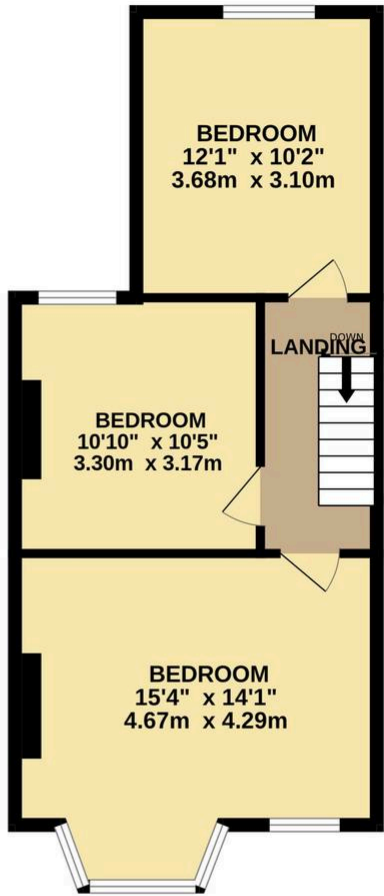




GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 926sq.ft. (86.0 sq.m.) 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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