

Julian Reid



13 Perch Street, London, E8 2EG

A classic two storey Victorian cottage in need of updating, located on a convenient street within the Shacklewell Green Conservation area, excellent for shops and transport.

julianreid.co.uk

Guide Price £725,000
Freehold

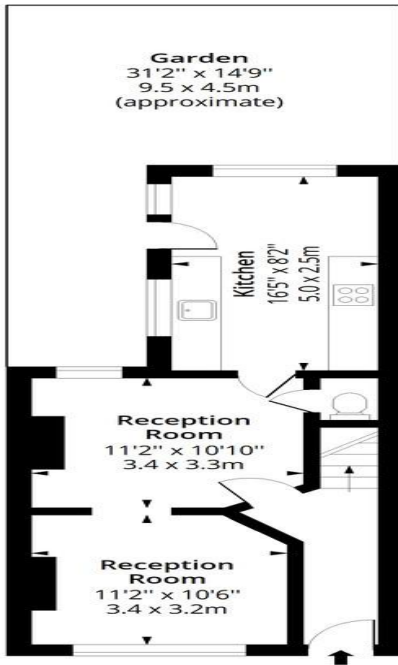
- In need of updating and redecoration
- Council Tax Band: D
- EPC Rating: C
- 2 Bedrooms
- 2 Reception rooms

A pretty, two storey late Victorian terraced house located on this quiet residential road, just off Shacklewell Lane and therefore extremely well placed for access to all the vibrant amenities of Dalston. The property, which is in need of some refurbishment and redecoration provides a wonderful 'blank canvas' for someone to create a charming home on a very central location. There are two intercommunicating reception rooms on the ground floor, a good sized kitchen/diner which has access onto a patio garden. On the first floor there are two generous bedrooms and a large bathroom. With a bit of reorganisation, it maybe possible to create three bedrooms and a smaller bathroom. The property is being sold chain free.



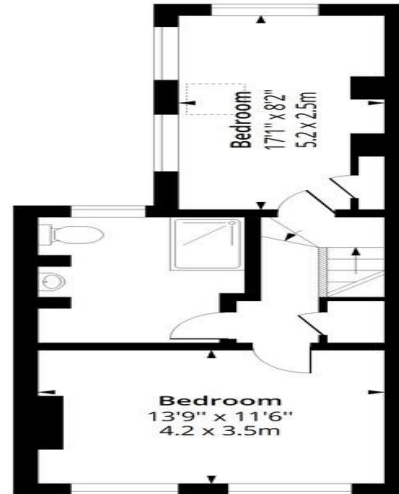
Perch Road, E8

Approx. Gross Internal Area 918 Sq Ft - 85.28 Sq M



Ground Floor

Floor Area 459 Sq Ft - 42.64 Sq M



First Floor

Floor Area 459 Sq Ft - 42.64 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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Date: 1/8/2023

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