

## 28 Holbrook Road, London – E15 3EA

£450,000 Freehold

Two-bedroom Victorian terrace • In need of refurbishment throughout – excellent project • Classic Victorian proportions and layout • Two reception rooms • Great potential to extend into the loft (STPP) • Scope for a rear/side return extension (STPP) • Private rear garden – blank canvas • Ideal for investors, renovators or owner-occupiers looking to add value



**HIGHCASTLE  
ESTATES**

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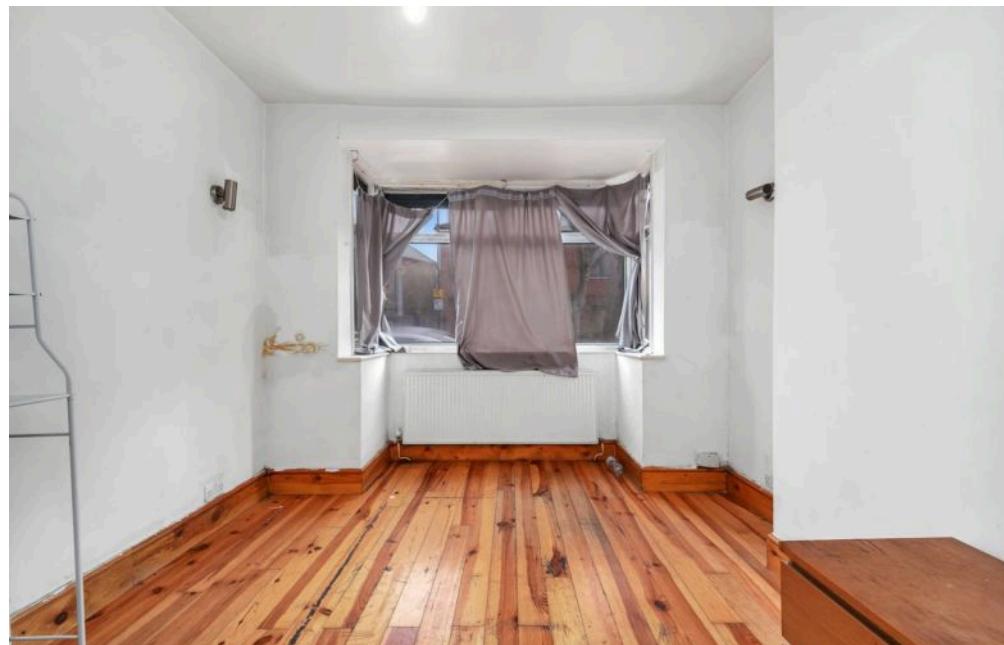
GUIDE PRICE £450,000 to £475,000 Two-bedroom Victorian terrace in Stratford E15, needing full renovation. Classic layout, two receptions, garden, loft and rear extension potential (STPP). Close to transport and schools. Freehold.

Council Tax band: TBD

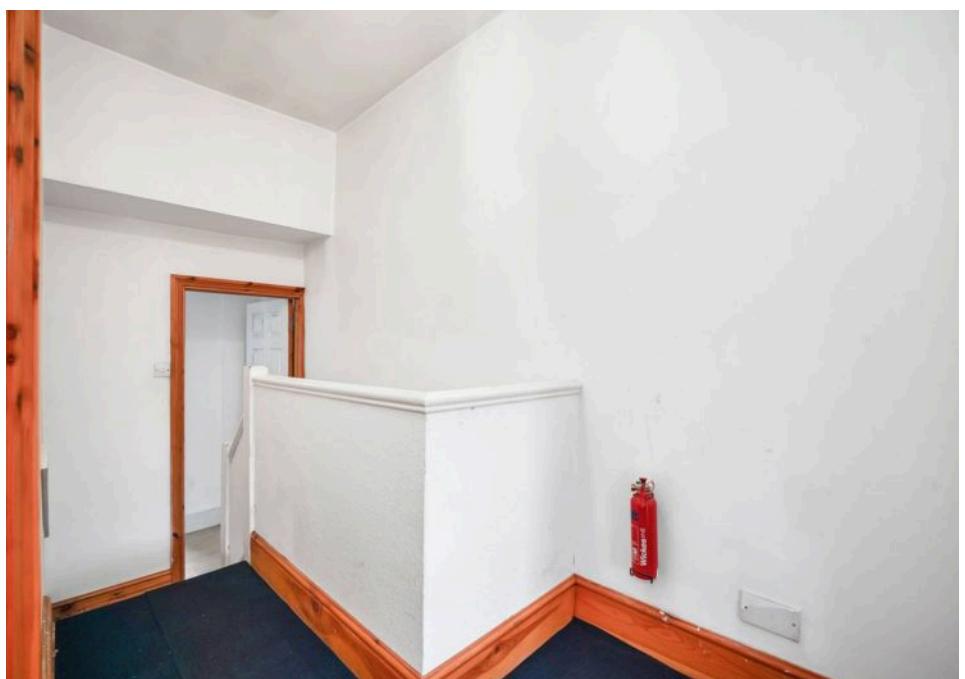
Tenure: Freehold

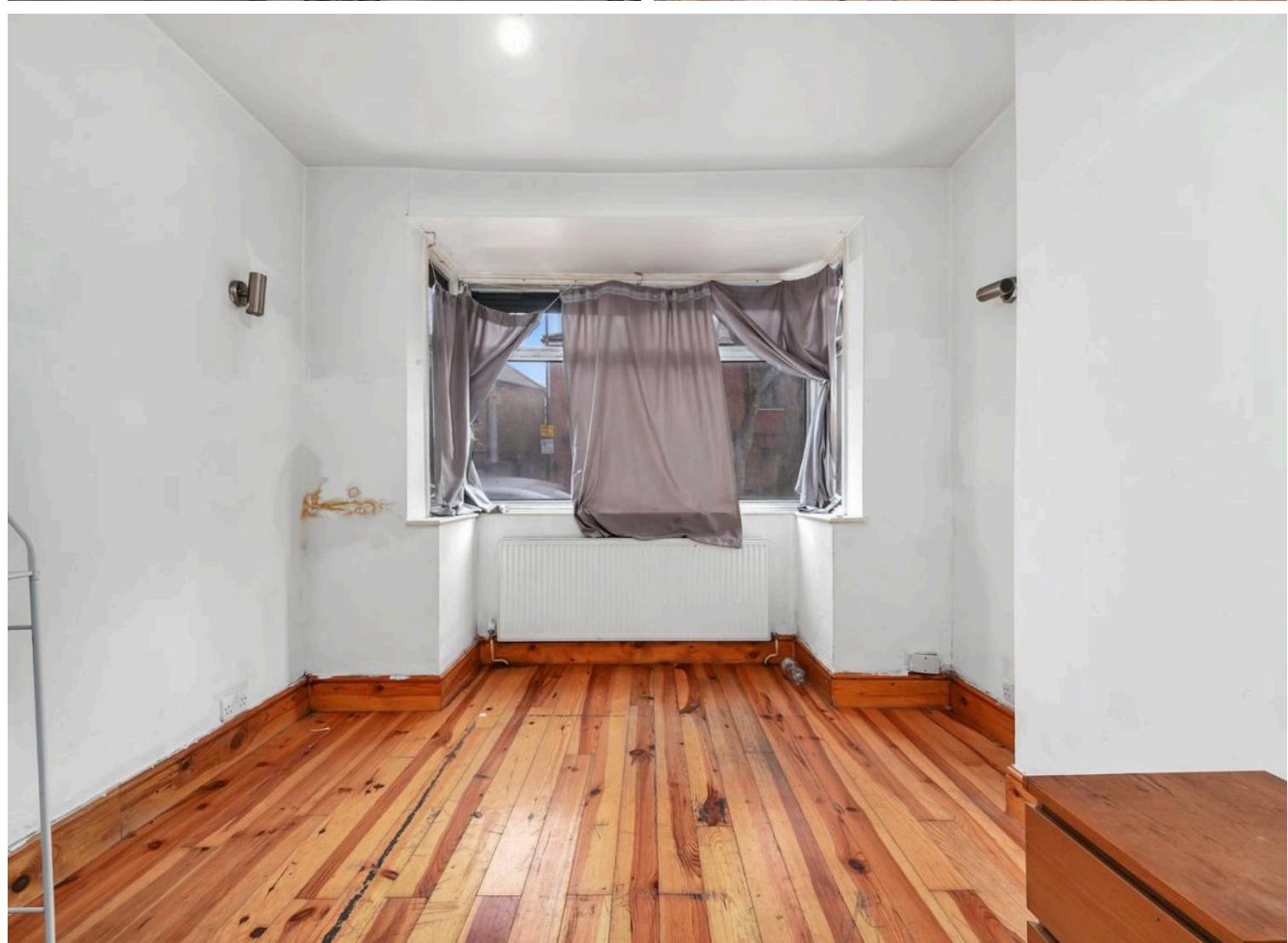
EPC Energy Efficiency Rating: D

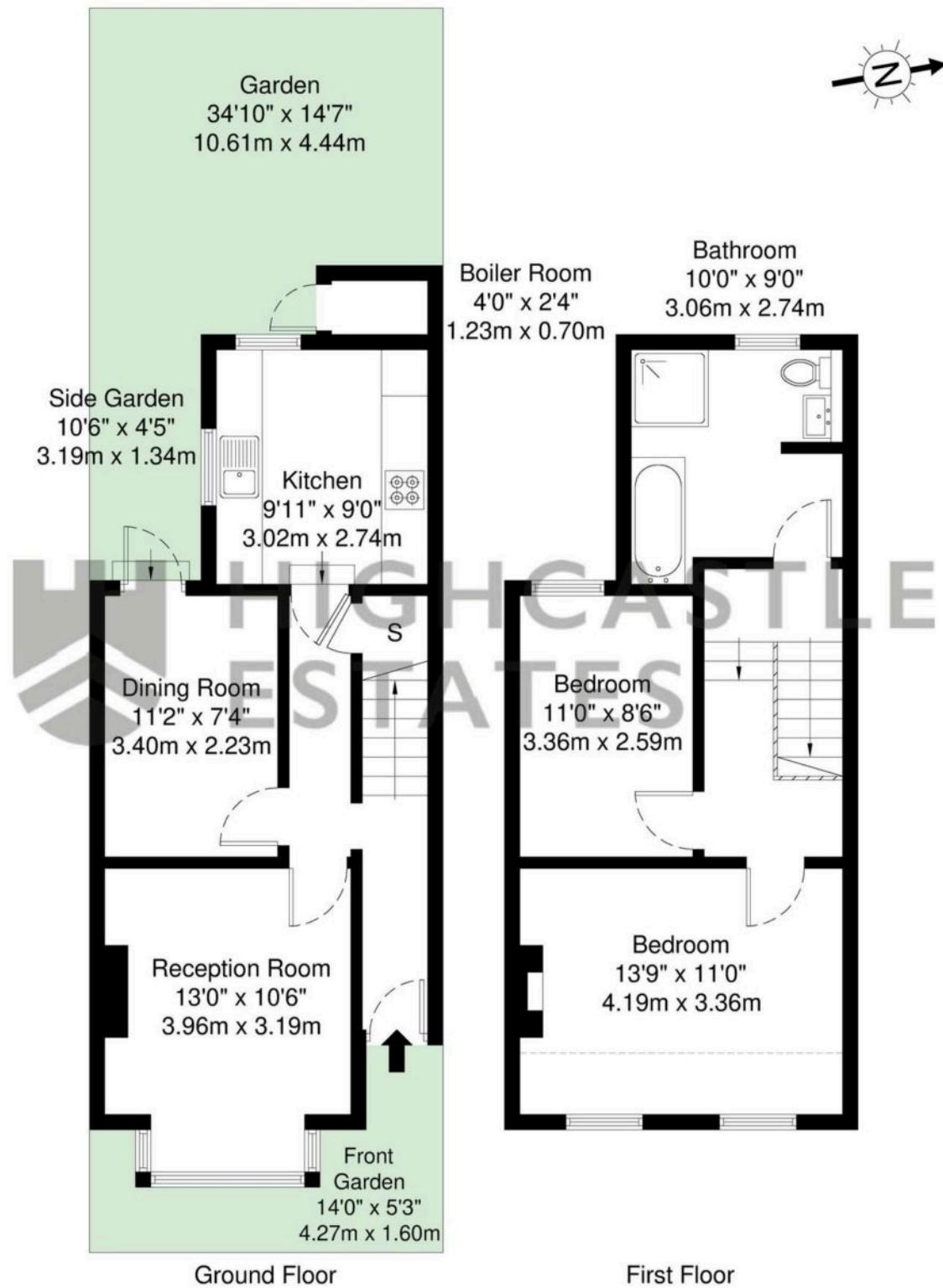
EPC Environmental Impact Rating: D



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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
72.5 sq m / 780 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.7 sq m / 7 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
53.9 sq m / 580 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
3.3 sq m / 35 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floorplan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE

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