



## 5 Wise Road, London - E15 2TG

£700,000 Freehold

Exceptionally spacious three-bedroom Victorian terrace • Over 1,200 sq ft of internal accommodation • Prime Stratford location just off Stratford High Street • Owned and lovingly maintained by the same family for over 30 years • Wide entrance hallway and generously proportioned rooms throughout • Well-maintained fitted kitchen with garden access • Three genuine double bedrooms • Excellent loft conversion potential to create a substantial additional bedroom and bathroom (STPP) • Private rear garden with storage • Short walk to Stratford Station and Westfield Stratford City



**HIGHCASTLE  
ESTATES**

**020 3026 4420**  
**sales@hceuk.com**

GUIDE PRICE £700,000 to £750,000 Spacious three bedroom Victorian terrace on Wise Road E15. Over 1,200 sq ft, loft potential, private garden, two receptions, near Stratford station, shops, schools and parks. Freehold.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



- Exceptionally spacious three-bedroom Victorian terrace
- Over 1,200 sq ft of internal accommodation
- Prime Stratford location just off Stratford High Street
- Owned and lovingly maintained by the same family for over 30 years
- Wide entrance hallway and generously proportioned rooms throughout
- Well-maintained fitted kitchen with garden access
- Three genuine double bedrooms
- Excellent loft conversion potential to create a substantial







**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
120.1 sq m / 1293 sq ft

**TOTAL STORAGE SPACE**  
Storage and wardrobe total area  
1.2 sq m / 13 sq ft

**EXTERNAL FEATURES**  
Garden, Balcony, Terrace, Verandah etc.  
28.9 sq m / 311 sq ft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.0 sq m / 0.0 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**

You can include any text here. The text can be modified upon generating your brochure.