



PRICE GUIDE

£525,000

Khartoum Road

London, E13 8RF

Guide Price: £525,000 - £550,000

Set in the heart of Plaistow, this impressive four-bedroom Victorian terrace offers generous living space, character features and a beautifully finished interior throughout.

The property includes a stylish separate kitchen, finished to a high standard and fully fitted with integrated appliances. All 3/4 bedrooms are well-proportioned, making the home ideal for families or those needing extra space to work from home. There is also a large basement, perfect for secure storage. Inside, the décor is fresh and contemporary, with neutral tones, quality finishes and carpeting throughout. The house benefits from two modern bathroom suites - a spacious main bathroom and an additional shower room - both finished to a great standard.

Original period features such as high ceilings and attractive brick fireplaces add plenty of charm and character. To the rear, you'll find a beautifully landscaped garden - a great space for relaxing or entertaining in the warmer months.

The location is another big plus. You're within easy reach of local shops, cafés, pubs and restaurants, with Plaistow Station just a short walk away. Several bus routes are also nearby, including 24-hour services.

Freehold
Council Tax: C





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Approx Gross Internal Area = 92.83 sq m / 999 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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