



P R I M E   R E S I D E N T I A L

P R E S E N T S

Frankland Road, London





elliott E | J james  
PRIME RESIDENTIAL  
FOR SALE  
0208 0188 333 www.ej.co.uk

elliott E | J james

PRIME RESIDENTIAL



# Frankland Road, London



Nestled on the charming Frankland Road in London, this delightful mid-terrace house built in 1935. Spanning an impressive 1,022 square feet, the property boasts two inviting reception rooms, ideal for both relaxation and entertaining. The spacious kitchen is a highlight, providing ample room for culinary creativity and family gatherings. A notable ground floor extension enhances the living area.

This home features three well-proportioned bedrooms, making it an excellent choice for families or those seeking extra space. The bathroom is conveniently located, ensuring comfort and practicality for daily routines.

Outside, the good-sized, well-maintained rear garden offers a tranquil retreat, perfect for enjoying sunny afternoons or hosting summer barbecues.

The property is ideally situated near local shopping facilities and excellent transport links including busses to Stratford and Walthamstow Central. Highams Park train station takes you direct to Liverpool Street station in under 30 minutes. Families will appreciate the close proximity to Chase Lane School, ensuring quality education just a short walk away along with Chingford Health Centre only 0.1 miles away.

This charming home on Frankland Road presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious and well-appointed residence. Don't miss the chance to make this lovely house your new home.



---

The property market has always interested me and seeing the reaction when someone finds their next home is something that really drives me to go above and beyond. I have a pride in my local area having grown up here, this also allowed me to grow a strong knowledge of the local community. With experience in the role already I look to provide a service to both buyers and sellers in which communication and transparency are key. I am incredibly proud to be a part of such a brilliant team dedicated to providing bespoke service to such a beautiful community.



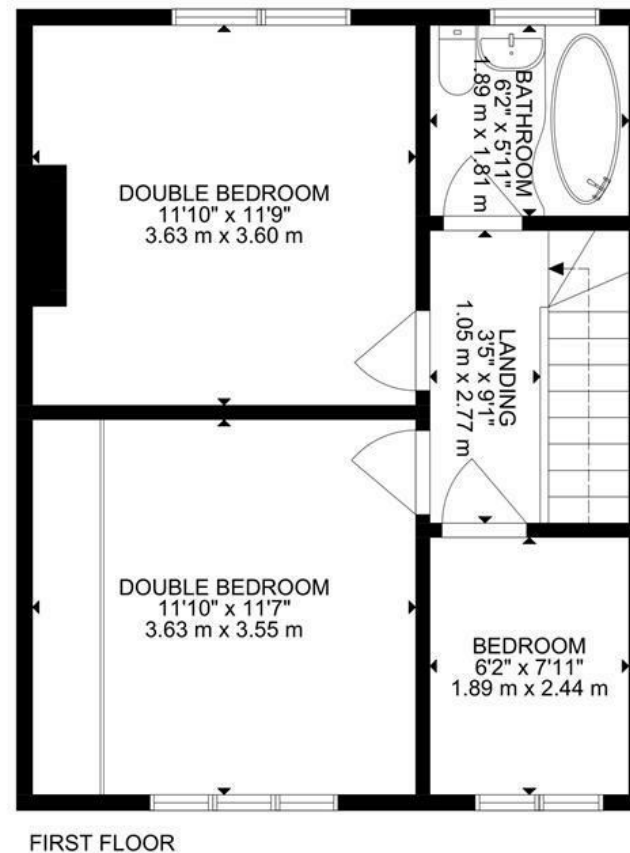
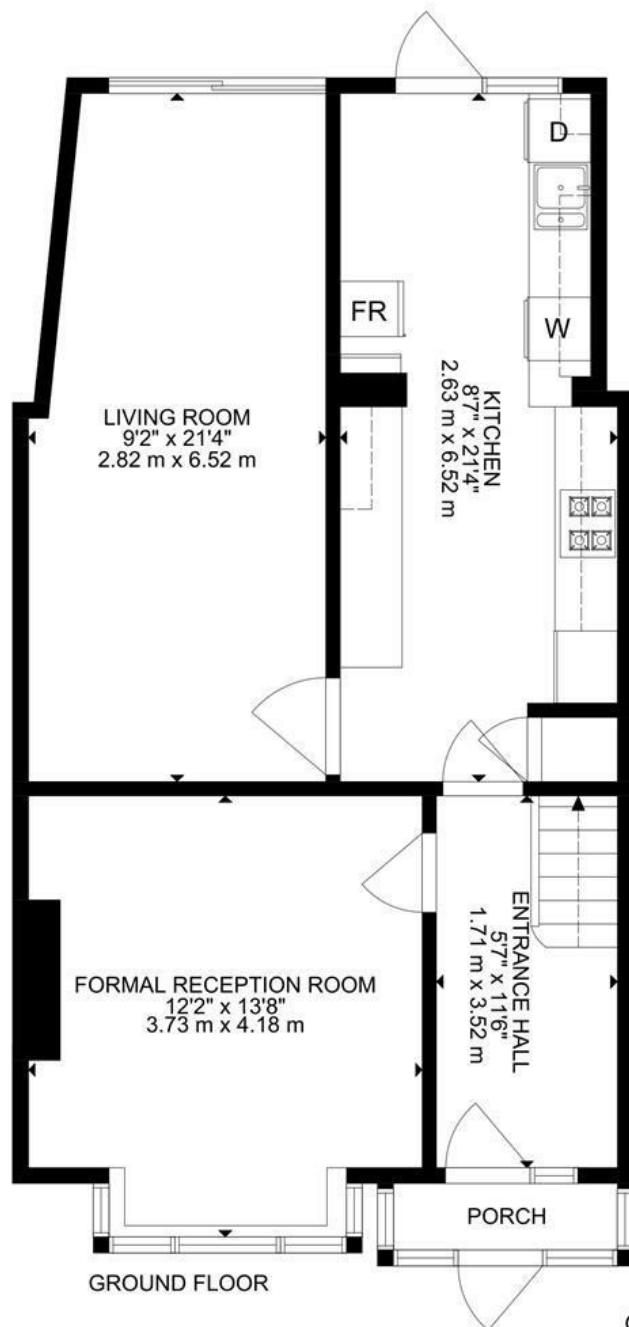
An unrestricted fully immersive walkthrough is available in our E|J Business Lounge by arrangement. Restricted walkthrough access is available on our website through your smartphone or desktop.

**Daniel Thomas**  
[contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)  
0208 0165 333

N  
E  
E  
D  
  
T  
O  
  
K  
N  
O  
W

Sqft 1022.00 sq ft	Type House - Mid Terrace	Style 1930s
Bedrooms 3	Receptions 2	Bathrooms 1
Tenure Freehold	Local Authority Waltham Forest	Tax Band D

# PLANS



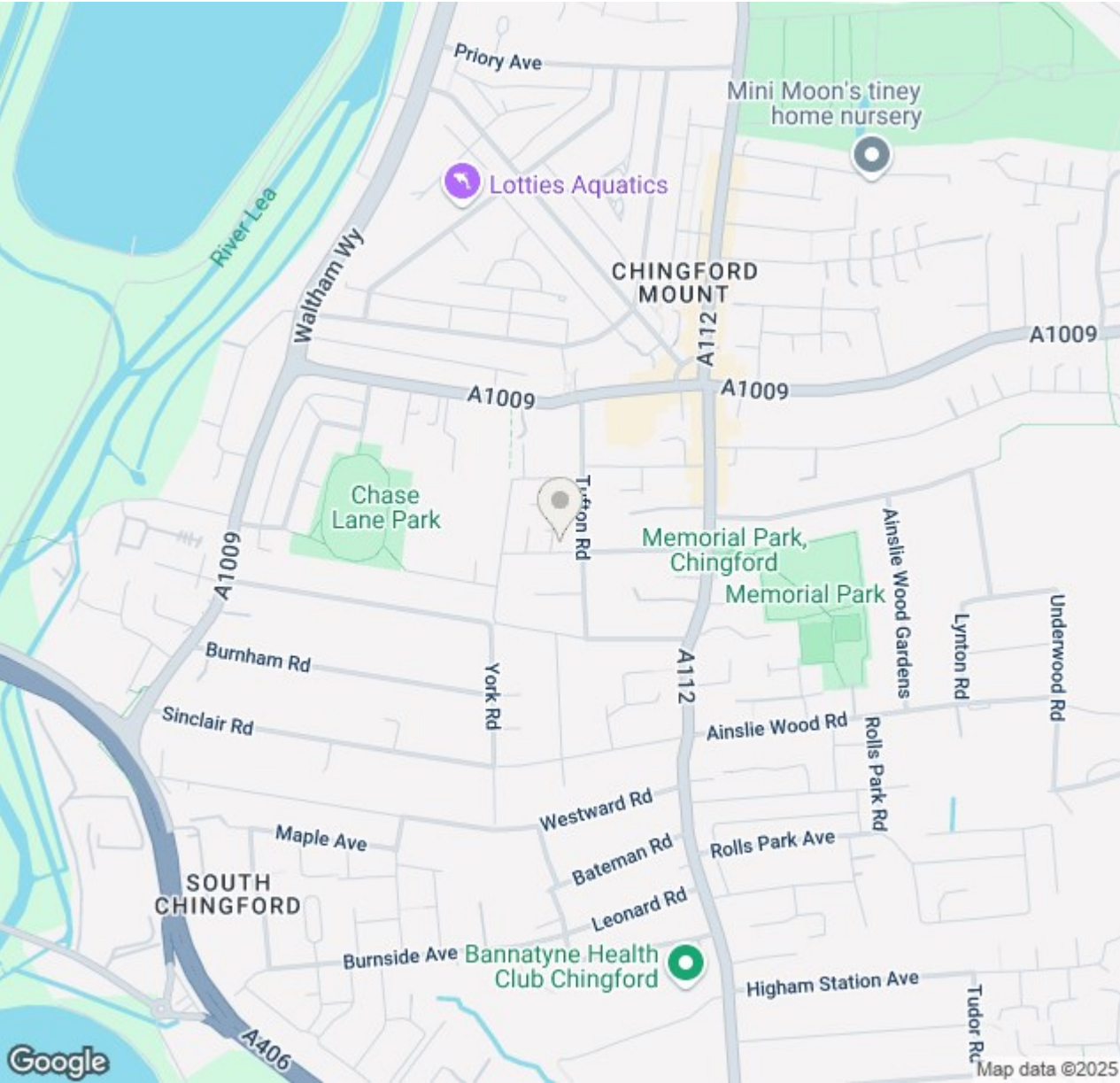
GROSS INTERNAL AREA  
GROUND FLOOR: 592 SQ FT, 55 m<sup>2</sup>, FIRST FLOOR : 430 SQ FT, 40 m<sup>2</sup>  
TOTAL: 1022 SQ FT, 95 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY







# MAP & EPC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

elliott  james

165 | High Road | Loughton | IG10 4LF

Contact Us : 0208 0165 333 | [contact@ejpr.co.uk](mailto:contact@ejpr.co.uk)

Follow us on social media | Search 'ejpr165'



These particulars have been prepared with approximate measurements in good faith by Elliott James – Prime Residential with the assistance of the vendor. The intention is to provide a fair and accurate guide to the property. These details do not constitute or form any part of an offer or contract. All interested parties must verify for themselves the accuracy of the information provided. The structural condition of the property or the condition of the heating, plumbing or electrical installations or any appliances have not been checked or tested and suitable investigations by interested parties should be conducted prior to purchase.