



EBI



**Varley Road, Custom House, E16 3NR**

Price:

£ 465,000

# Varley Road, Custom House, E16 3NR

Price: £ 465,000 3 bedroom house

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## OVERVIEW

This beautifully presented 1930s mid-terrace house combines character with modern convenience, offering 904 sq. ft. of well-arranged living space. With three generously sized bedrooms, it is perfectly suited to families, professionals, or those seeking additional space in a prime East London location.

The ground floor is designed for modern living, featuring a bright and spacious open-plan lounge and kitchen/dining area. The seamless layout creates a welcoming environment for everyday relaxation as well as entertaining, with natural light enhancing the sense of openness and comfort.

## KEY FEATURES

- Charming 1930s mid-terrace home with period character
- Generous 904 sq. ft. of internal living space
- Three well-proportioned bedrooms, ideal for families
- Bright open-plan lounge and kitchen/dining area
- Large private garden, perfect for entertaining or relaxation
- Excellent natural light throughout enhancing space and comfort
- Convenient location close to Prince Regent DLR station
- Attractive opportunity for first-time buyers or investors

## Energy Performance Certificates

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

