

Wall End Road

East Ham, London, E6 2NW

Nestled on the charming Wall End Road in East Ham, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property features a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The bedroom is designed to provide a peaceful retreat, offering ample space for relaxation and rest. The bathroom is modern and functional, catering to all your daily needs.

This house is ideally suited for individuals or couples looking for a cosy home in a vibrant area. With its prime location, residents will benefit from easy access to local amenities, transport links, and the rich cultural offerings of London.

Whether you are a first-time buyer or seeking a rental opportunity, this property on Wall End Road is sure to impress with its charm and practicality. Do not miss the chance to make this lovely house your new home.

Offers In Excess Of £175,000

Wall End Road

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- ONE BEDROOM 378 SQFT FLAT
- CLOSE TO A406/A13
- IDEAL FOR FIRST-TIME BUYERS/INVESTORS
- SEPERATE LIVING ROOM/SEPERATE KITCHEN
- WALKING DISTANCE TO EAST HAM HIGH STREET
- EXCELLENT LOCATION IN EAST HAM
- FULLY-FITTED KITCHEN

ENTRANCE HALL

6'8" x 2'11" (2.04m x 0.90m)

Carpeted, light fitting, intercom system, leading to bathroom and living room.

LIVING ROOM

16'1" x 9'6" (4.92m x 2.90m)

Carpeted, radiator, light fitting, painted walls, double-glazed windows, leading to bedroom and kitchen.

KITCHEN

8'11" x 6'6" (2.73m x 2.00m)

Tiled flooring, part-painted/part-tiled walls, light fitting, double-glazed

window, fully-fitted kitchen, gas hob, integrated oven/grill, sink, combi-boiler, extractor fan, space for fridge/freezer, space for washing machine.

BEDROOM

13'3" x 6'7" (4.05m x 2.03m)

Carpeted, radiator, light fitting, painted walls, double-glazed windows, fitted wardrobes.

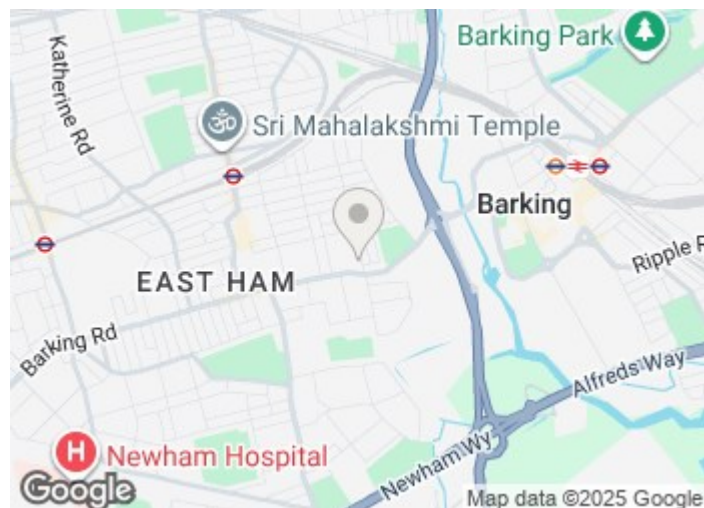
BATHROOM

6'4" x 4'11" (1.94m x 1.50m)

Tiled flooring, paneled walls, light fitting, towel heater, bathtub with shower, hand-wash basin, low-level W.C. and double-glazed window.

LEASEHOLD INFO & DISCLAIMER

118 years remaining on the lease, £50pa Ground rent, circa £1400pa Service Charge. Sandra Davidson have not tested any services or appliances at the property.

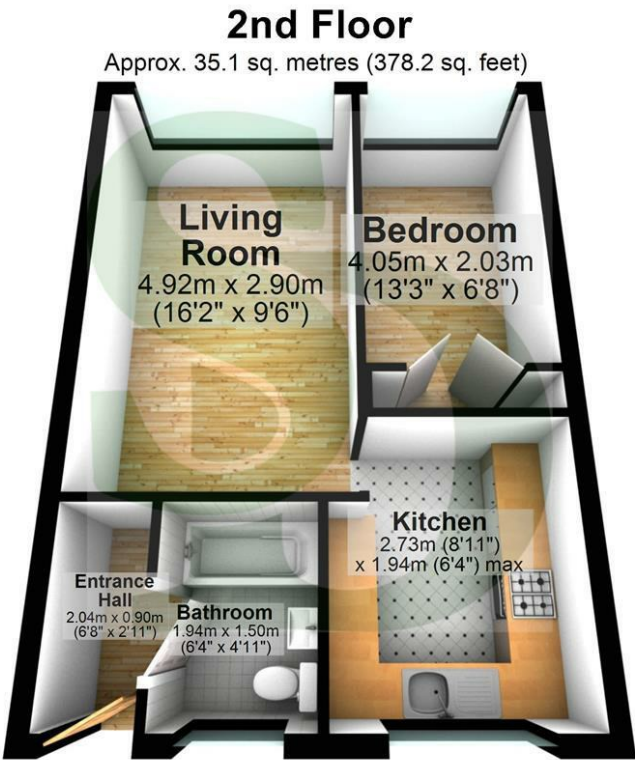


NewhamA





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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