



Sixth Avenue, London, E12 5PT  
£550,000

 4  1  2 



£550,000

# Sixth Avenue

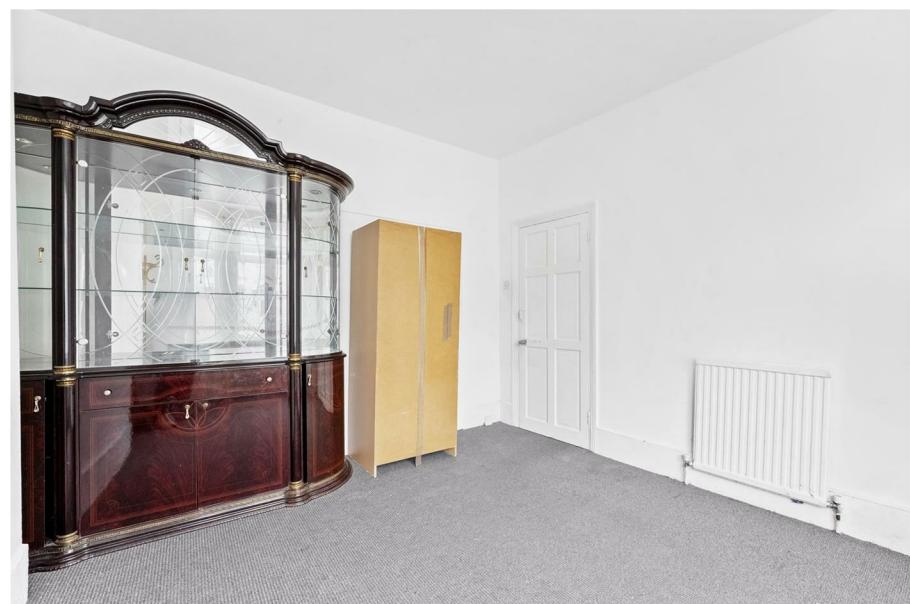
London, E12 5PT

- Four Bedrooms
- Private Garden
- Close proximity to local amenities
- Two Receptions
- Great Location

Set on a quiet tree lined residential street is this four bedroom period house set over three floors.

The ground floor features two reception rooms, a fully fitted kitchen that leads out to a private garden and a family bathroom. The house further benefits from having a cellar. The first floor consists of three bedrooms and a separate W/C. The top floor houses the fourth bedroom with built in eaves storage.

Minutes from Manor Park Station (Elizabeth Line) enabling fast connections to Stratford, Liverpool Street, The City, and Heathrow. The property is within walking distance to Wanstead Flats and benefits from being situated in the catchment area of excellent local schools.





## Directions

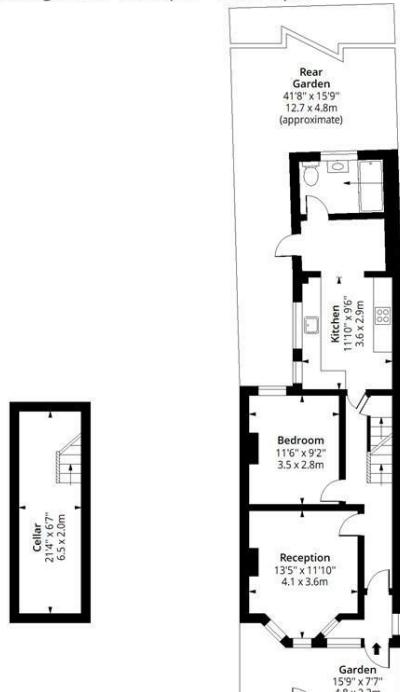




## Floor Plans

### Sixth Avenue E12

Approx. Gross Internal Area 1400 Sq Ft - 130.06 Sq M  
 Approx. Gross Eaves Storage Area 150 Sq Ft - 13.94 Sq M



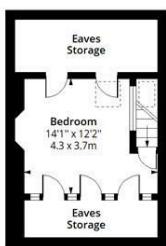
**Basement**  
 Floor Area 140 Sq Ft - 13.01 Sq M



**Ground Floor**  
 Floor Area 607 Sq Ft - 56.39 Sq M



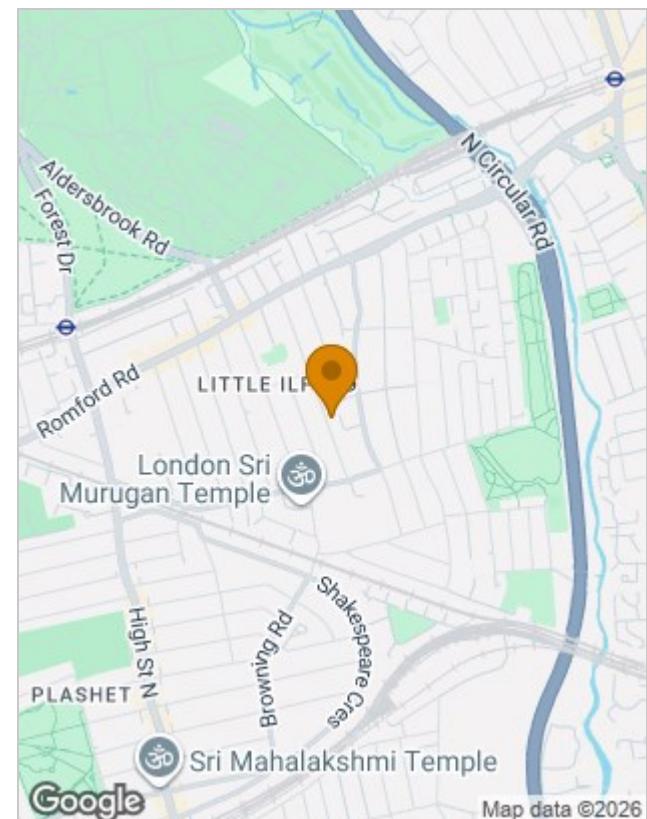
**First Floor**  
 Floor Area 479 Sq Ft - 44.50 Sq M



**Second Floor**  
 Floor Area 174 Sq Ft - 16.16 Sq M



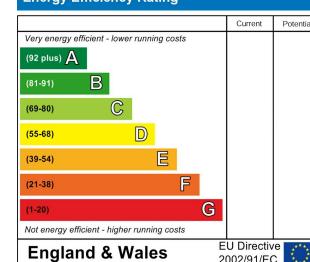
## Location Map



Map data ©2026

## Energy Performance Graph

### Energy Efficiency Rating



**Certified  
Property  
Measurer**  
 lpaplus.com

Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

Date: 9/2/2026

## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211  
 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.