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**Gwendoline Avenue, London, E13 0RD**  
**Offers In Excess Of £270,000**

Charming, Enchanting & Exquisite, this fantastic one bedroom ground floor conversion property comes with a wealth of potential to create the perfect family home. Boasting a private 60ft south/west facing rear garden as well as a 330sqft cellar allows for a unique & quintessential living space that is rarely found in this location. Presenting 1036sqft of internal living creates a vast and substantial area that will guarantee to meet all of your needs and requirement's and is only endorsed by the sizeable external garden that is the ideal space to relax and entertain friends and family. Offering a chain free sale also grants a stress free and swift sales transaction and will make sure you will not have to endure a lengthy and sometimes troublesome sales process. Finally this amazing property also benefits from fully double glazed windows as well as gas central heating from a combination boiler that both aid in reducing energy consumption and encourage a reduction in the extortionately high energy bills that we are all currently experiencing.

#### Property Showcases

A private, easy to maintain garden welcomes you to the property and is accessed via a Chelsea Bow style steel gate that is set in between a well-constructed brick built wall. The original Victorian canopy drapes over the open porch and creates a refined character before you even enter. A fully double glazed composite door leads into a communal hallway that gives access to your own front door. Through the door you are welcomed into a generously sized reception room that is enhanced with lavish high ceilings as well as a sizeable bay window that floods the room with natural light. The adjoining room is the spacious kitchen/diner that comes with a range of base and wall units that provide an abundance of additional storage that will accommodate even the most clustered of families. A bright and airy hallway leads off of the kitchen and gives access to the three piece family bathroom that is larger than average and delivers a great place to be able to relax and unwind after a hard day's work. A huge double bedroom is located to the rear of the property and is enriched with another bay window presents picturesque views over the private rear garden. The hallway also grants access to a cellar via a stairwell under the stairs. The cellar boasts a wealth of potential to create additional living space and is only limited to your imagination.

#### Location

Situated on the gorgeous tree-lined street of Gwendoline Ave gives a wealth of opportunities when it comes to exploring everything Upton Park has to offer. A short eight minute walk and you will locate West Ham Park where you can discover the splendour and horticultural delights of the Ornamental Gardens, have fun in the playground and paddling pool, play football or cricket - or just watch the wildlife. West Ham Park has a host of facilities and activities that will be sure to keep the little ones entertained for hours on end. If you are looking to venture a little further out, Stratford Park is only a seven minute bike ride from your own front door and here you can also continue onto the famous Stratford Shopping Centre that houses Westfield as well as an array of other shops, restaurants, cafes and bars. Green Street high street is also only a brisk seven minute walk in the opposite direction and here you can find a multitude of enterprising independent businesses that will be sure to cater for your every want and desire. Transportation links are also in huge supply, 5 bus stops are all under 0.22 miles from your front door and offer a vast array of travel locations. Upton Park and Plaistow stations are 0.31 miles and 0.57 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.21 mile catchment and offer a good to outstanding Ofsted rating.

#### Tenure & Council Tax

Tenure: Leasehold  
Lease Length: 99 years from 04/09/1992  
Ground Rent: £100  
Service Charge: £0  
Council Tax Band: B  
Annual Council Tax Estimate: £1,192 pa

#### Reception Room

**11'7" x 13'5" (3.55m x 4.11)**

Double glazed bay window to front aspect, Cove ceiling with centre ceiling rose, Single radiator, Laminate flooring, Phone point, TV point & Power points.

#### Hallway

**2'3" x 22'2" (0.71 x 6.76)**

Laminate flooring, Power points & Single radiator.

#### Kitchen

##### **10'10" x 9'7" (3.32 x 2.94)**

Double glazed window to rear aspect, Laminate flooring, Tiled splash backs walls, Range of base & wall units with flat top work surfaces, Integrated chimney style extractor with hood, Sink with drainer unit, Space for fridge/freezer, Plumbing for washing machine, Power points and Double glazed patio door leading to garden.

#### Bedroom

##### **10'3" x 15'7" (3.13 x 4.77)**

Double glazed bay window to rear aspect, Coved ceiling, Single radiator, Carpeted flooring, Power points, TV aerial and Phone point.

#### Bathroom

##### **6'6" x 8'5" (1.99 x 2.57)**

Double glazed opaque window to side aspect, Part tiled walls, Single radiator, Tiled flooring, Panel enclosed bath, Hand wash basin with mixer tap and pedestal and Low level flush w/c.

#### Cellar

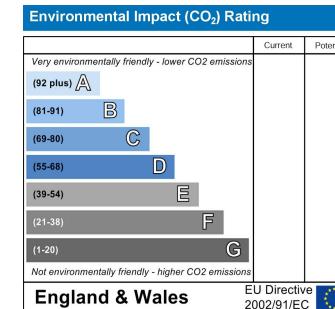
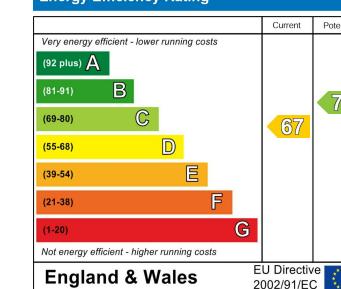
##### **14'10" x 22'1" (4.53 x 6.75)**

#### Garden

##### **15'10" x 40'5" x 40" x 22'11" (4.85 x 12.32 x 1.24 x 7.01)**

Mainly laid to lawn, concrete paving, brick built shed and water tap.

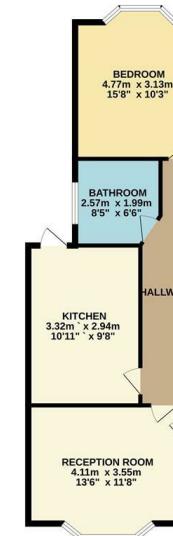
#### Energy Efficiency Rating



BASEMENT  
33.9 sq.m. (365 sq.ft.) approx.



GROUND FLOOR  
62.4 sq.m. (672 sq.ft.) approx.



TOTAL FLOOR AREA: 96.3 sq.m. (1035 sq.ft.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers are advised to make their own measurements and to seek professional advice before purchase. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition.



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