



Reception  
12'10" x 16'4"

Kitchen  
9'4" x 5'7"

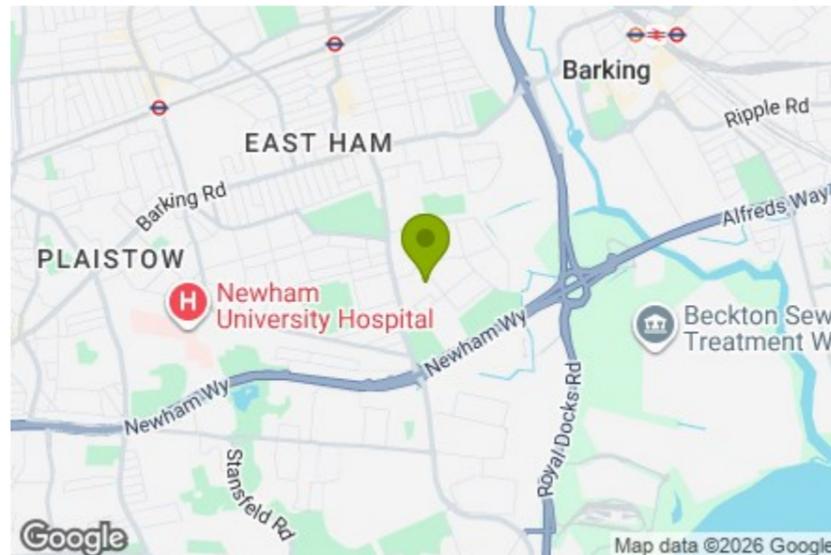
Bedroom  
9'3" x 12'11"

Bathroom  
5'6" x 6'10"

Storage

Total Area: 46.2 m<sup>2</sup> ... 497 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E | 59                      |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

## ELDERBERRY WAY, EAST HAM

Offers In Excess Of £220,000 Leasehold  
1 Bed Apartment



### Features:

- One-Bedroom Apartment
- Second Floor With Leafy Views
- Bright and Spacious Reception Room
- Allocated Off-Street Parking
- 10 Minutes by Bus to East Ham Station (Zone 3)
- Chain Free Sale – Ideal For a Fast Move

A beautifully maintained one-bedroom apartment on the second floor of a quiet, modern low-rise brick development in the heart of East Ham. With generous, practical living spaces and the gold-dust addition of your own allocated parking, this is the perfect first-time buy or investment opportunity. With a motivated seller and no onward chain, this flat is perfect for a fast, stress-free purchase.

REQUEST A VIEWING  
0203 397 2222

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**New Homes**  
newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



**IF YOU LIVED HERE...**

Your front door opens onto a well-proportioned hallway with a large storage cupboard to your right. Double doors lead into a bright reception room with a large window offering lush, tree-filled views. The adjoining kitchen features wraparound units and sky-blue tiled splashbacks.

The double bedroom is a serene space with engineered wood flooring, a large window, and built-in mirrored wardrobes. The bathroom is modern and part-tiled, with a white suite and shower over the tub.

It's just 10 minutes by bus to East Ham Station, where the District and Hammersmith & City lines take you to Liverpool Street in around 25 minutes. Take a seven-minute stroll to Central Park, a pleasant green space with a charming café

and regular community events.

You're also close to the A13 and North Circular for drivers, and everyday essentials like Tesco Express, a post office, and a pharmacy are just around the corner.

**WHAT ELSE?**

- Your new local is The Red Lion, a characterful pub with cosy beer garden booths.
- East Ham Nature Reserve is also under half a mile away, offering a peaceful haven right on your doorstep.
- Local cafés, OFSTED outstanding rated schools, and shops all within walking distance.
- Chain-free and ready to move into – book your viewing today!



**A WORD FROM THE OWNER...**

"I've absolutely loved living in this perfect flat for the past nine years and will be sad to leave! It's been a quiet little haven with a close-knit community, sunlight pouring through the windows, and amenities right on the doorstep. The allocated parking has made it easy for friends and family to visit. I've made so many special memories here and hope the new owners will too."

**REQUEST A VIEWING**  
0203 397 2222

**FOLLOW US ➔ @STOWBROTHERS**  
**STOWBROTHERS.COM**