



Reception Room  
10'2" x 12'11"

Bedroom  
6'5" x 7'8"

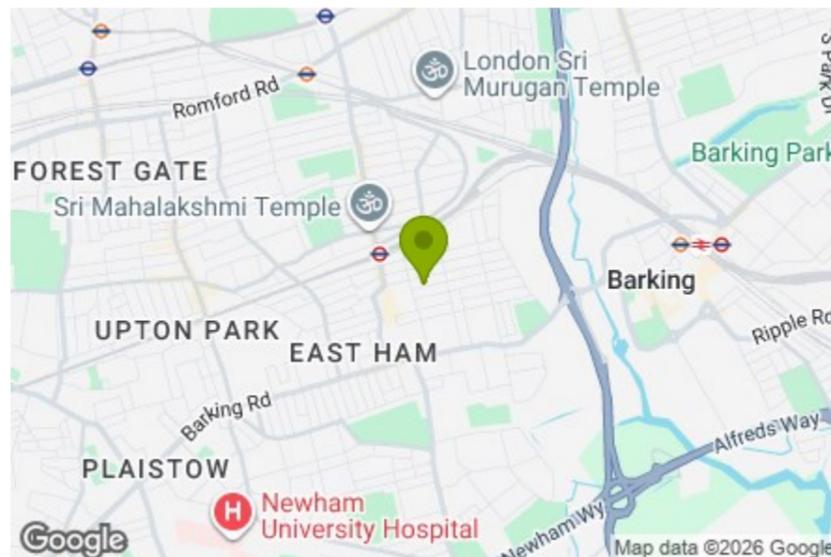
Bedroom  
10'8" x 11'1"

Bathroom  
5'5" x 6'6"

Kitchen  
10'2" x 14'0"

Garden Storage

Total Area: 62.9 m<sup>2</sup> ... 677 ft<sup>2</sup> (excluding garden storage)  
All measurements are approximate and for display purposes only



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	78
		EU Directive 2002/91/EC	



## CAULFIELD ROAD, EAST HAM

Offers In Excess Of £300,000 Leasehold  
2 Bed Flat



### Features:

- Two bedroom Flat
- First Floor Victorian Conversion
- Private Garden
- Own Front Door
- Good Decorative Order
- Chain Free
- Close to East Ham Station
- Close to East Ham High Street

A bright and well-proportioned two bedroom apartment set on the first floor of a Victorian conversion, with its own front door and private garden. Positioned on a residential street within easy reach of East Ham Station and the lively High Street, this is a well connected East London home offered chain free and presented in good decorative order.

REQUEST A VIEWING  
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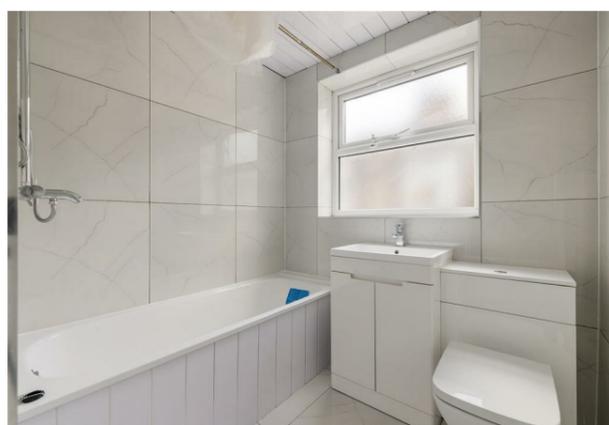
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#### IF YOU LIVED HERE...

Your home begins with your own private entrance at street level, with stairs leading up to the first floor and the main living spaces. At the front of the home the reception room is a bright and welcoming space, with a bay window drawing in plenty of natural daylight and offering ample room for relaxing or entertaining. Next door sits the second bedroom, a well proportioned room that works just as well as a guest bedroom, nursery or home workspace.

Set just behind the reception room, the principal bedroom is a comfortable double with a calm, private feel. Along the hallway you'll also find the bathroom, while at the rear the kitchen is neatly arranged with a practical layout and good workspace. From here, stairs lead down to your private garden, giving you a peaceful outdoor space to enjoy in the warmer months.

#### WHAT ELSE?

- East Ham Station (District and Hammersmith & City lines) within easy walking distance for reliable links across London.
- East Ham High Street close by for everyday shopping, supermarkets and local services.
- Central Park and Plashet Park nearby for open green space, sports facilities and weekend walks.
- A range of local cafés, bakeries and family run restaurants along East Ham High Street.
- Well placed for road connections including the A13 for routes into the City and Docklands.
- Several well regarded local schools and nurseries within the surrounding neighbourhood.



#### A WORD FROM THE EXPERT...

"East Ham is an area with real depth and character, shaped by layers of history and a strong sense of community. It's long had footballing roots as the former home of West Ham United's stadium, and while the ground has since made way for new homes that sporting heritage still forms part of the area's story.

Today, East Ham is one of East London's most diverse neighbourhoods, with a rich mix of cultures reflected in its shops, cafés and local community spaces. There's a real sense of everyday life here, from the bustle of the high street to quieter corners such as East Ham Nature Reserve, which offers a welcome stretch of green tucked away from the main roads and perfect for a peaceful walk.

Architecturally, there's plenty to admire, from rows of Victorian and Edwardian terraces to landmark buildings such as East Ham Town Hall, an impressive reminder of the area's civic past. With Central and District line stations close by, East Ham is also well connected, making it an appealing choice for those looking for a strong community feel with easy access into the City and beyond."

BEN CHARLETON  
E6 BRANCH MANAGER

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