



Reception
15'4" x 12'5"

Bedroom
9'7" x 11'4"

Kitchen
10'3" x 10'11"

Bathroom
6'9" x 7'10"

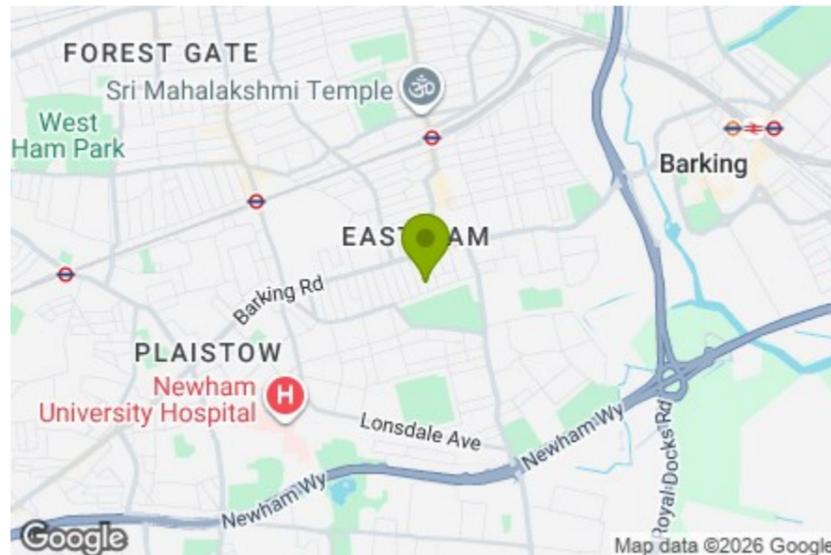
Bedroom
13'9" x 12'6"

Garden
24'0" x 7'1"

Outdoor Storage
3'7" x 3'1"

Total Area (Excluding Eaves Storage & Outdoor Storage): 75.0 m² ... 807 ft²

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	80
	EU Directive 2002/91/EC	



ERNALD AVENUE, EAST HAM

Offers In Excess Of £375,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Flat
- First Floor Victorian Conversion
- Very Well Presented Throughout
- Private Garden
- Spacious Bay Fronted Reception
- Converted Loft
- Two Bathrooms
- Stones Throw To Central Park
- Close To East Ham Station

Set within a classic Victorian conversion, this elegantly presented two-bedroom home combines generous proportions with a thoughtfully arranged layout. The spacious bay-fronted reception room offers an inviting living area that flows naturally into a well-fitted kitchen and stylish bathroom. Above, the converted loft introduces an additional bedroom with ensuite, forming a versatile upper level ideal for a quiet retreat. Outside, a private garden offers a peaceful escape, while Central Park and East Ham Station are both moments away, adding to the appeal of this well-connected East London setting.

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IF YOU LIVED HERE...

Making your way upstairs, the home opens into a warm hallway where wood flooring and black balustrades set a refined tone. Light filters from the surrounding rooms, giving a sense of openness throughout.

The reception room is bright and airy, with a bay and side window filling it with sunlight. Exposed brick alcoves with wooden shelving add texture and character, while rich wood floors contrast with the soft white walls. Its proportions allow room for both dining and relaxation, offering a comfortable setting for everyday living or entertaining.

The nearby bedroom feels calm and balanced, with neutral décor and daylight enhancing its versatility as a peaceful retreat or home office.

To the rear, the kitchen combines modern cabinetry with natural wood accents and tiled splashbacks. Light pours in through a large window, illuminating the slate floor and creating a welcoming atmosphere that feels both stylish and practical.

The bathroom continues the home's gentle palette, with tiling and wooden finishes creating a soothing backdrop. A deep-set bath with overhead shower sits beneath a window that allows sunlight to spill in, lending the room a calm, spa-like quality.

A solid oak staircase rises from the hallway to the loft, adding a touch of craftsmanship and continuity to the home's design theme. The loft bedroom is tranquil and bright, featuring two skylights that fill the room with light. The exposed beam and built-in storage add character and practicality, while the adjoining ensuite brings sophistication with dark tiling, timber accents and a glass-panelled shower.

Moving down to the outdoor area, the private garden unfolds as a secluded haven framed by planted borders and climbing greenery. A gravel path leads to a raised decked area with built-in seating, providing a quiet setting for relaxation or al fresco dining and extending the home outdoors.

Surrounded by green spaces and local charm, the area offers a friendly and well-connected East London setting. Central Park is just moments away, home to Central Park Café, a relaxed spot for coffee or brunch beside tennis courts, table tennis and a lively playground. A little further on, East Ham High Street offers a vibrant mix of shops, cafés and global eateries. For an evening out, The Red Lion serves as a welcoming local, while the restored Boleyn Tavern adds a touch of grandeur to weekend plans.

WHAT ELSE?

East Ham Station is around a fifteen-minute walk and offers excellent transport links via both the District and Hammersmith & City lines, providing direct routes into the City, Canary Wharf and beyond. Numerous bus routes also connect to nearby Stratford and Wanstead, ensuring easy access across East London and beyond.



A WORD FROM THE OWNER...

"Renovating this flat has been a true labour of love - and the result is a spacious and welcoming sanctuary, which we have treasured as our home for the past five years. We aimed for a rustic, earthy and modern charm in our design, which includes a solid oak staircase leading up to the loft ensuite bedroom and exposed brickwork in the living room. On sunny days, beautiful morning light floods the living room, while the evening glow pours in through the windows at the back. We have felt so grateful to have established a beautiful garden, which we have lovingly nurtured. Star jasmine blooms in spring while a wisteria is now well established along the opposite side of the garden. We have loved whiling away days here in the summer, enjoying the sun all day. On rainy days, there's nothing better than waking up to the sound of raindrops falling on the skylights in the loft room. Location-wise, at the end of the street lies the lovely Central Park, where we have enjoyed many happy walks with our dog. And the flat is a short distance from all of the local area's amenities and about a 12 minute walk from East Ham station. Connecting to the Jubilee line at Canning Town is also easy with a short bus ride from the stop at the top of the road. We hope the next owners love living here as much as we have."

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