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HERE TO GET *you* THERE

Central Park London, East Ham, London, E6 3AB

VK70

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Guide Price £525,000 - £550,000

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Introducing a stunning opportunity: a sprawling 3-bedroom terraced house nestled along the prestigious and lush streets of East Ham. The property also benefits from a converted loft space, two reception areas, kitchen dining area and two bathrooms along with a cellar and shed to the rear.

Act swiftly as properties along this coveted road are in high demand and rarely linger on the market. Contact our office now to seize this golden opportunity and schedule your exclusive viewing before it's gone.

Conveniently situated near East Ham & Upton Park Underground Stations, accessing the city is a breeze. Outstanding educational institutions like Brampton, New City, Roman Road, and Brampton Manor Academy are all within easy reach, ensuring a prime location for both investors and families alike.

Being offered chain free.

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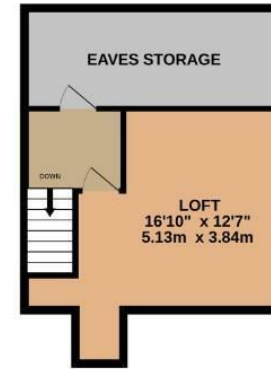
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt 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 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.  
Made with Metropix 4/2024.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**RECEPTION ONE**

12'11" x 10'6"

Double glazed square bay window to front, laminated flooring, wall mounted radiator.

**RECEPTION TWO**

15'9" x 12'

Laminated flooring, wall mounted radiator, double doors leading into kitchen/diner.

**KITCHEN/DINER**

18'6" x 10'9"

Range of wall and base units, roll top work surface, sink and drainer, integrated oven and hob with extractor hood above, tiled splash backs, wall mounted radiator, double glazed window to rear, door to rear garden.

**BATHROOM**

Three piece suite comprising of corner bath with mixer tap and separate electric shower, low level w.c, wash basin, tiled walls and flooring, double glazed window.

**REAR GARDEN**

38'1" x 19'3"

Part paved with flower beds to side and middle, storage shed to rear.

**STORAGE SHED**

16'6" x 11'11"

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**FIRST FLOOR**

Access to all first floor rooms, stairs leading to second floor.

**BEDROOM ONE**

15'10" x 11'6"

Double glazed square bay window to front, carpet flooring, wall mounted radiator.

**BEDROOM TWO**

15'5" x 10'6"

Double glazed bay window to rear, carpet flooring, wall mounted radiator.

**BEDROOM THREE**

9'6" x 6'10"

Double glazed window to front, carpet flooring, wall mounted radiator.

**BATHROOM**

Three piece suite comprising of panelled bath, low level w.c, wash basin, tiled walls, double glazed window to rear.

**SECOND FLOOR**

16'10" x 12'7"

Access to loft room.

**LOFT**

16'10" x 12'7"

**EAVES STORAGE**

18'1" x 6'10"

