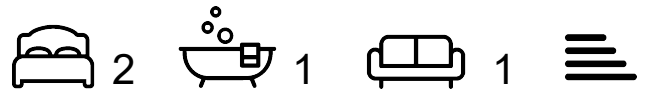




## Roman Road

East Ham, E6 3ST

£1,900PCM - £2,100PCM



- TWO BEDROOMS
- OPEN LOUNGE
- JULIET BALCONY OVERLOOKING GREEN FIELDS
- BECKTON DLR
- COUNCIL TAX INCLUDED

- FIRST FLOOR FLAT FLAT
- KITCHEN AREA
- LOCATED FOR HIGH STREET SOUTH
- ALLOCATED PARKING SPACE
- AVAILABLE NOW

# Roman Road

East Ham, E6 3ST

£1,900PCM - £2,100 PCM



Guide Price: £1,900PCM - £2,100PCM

Larger than average two bedroom flat in a purpose built block. Positioned on a residential turning in East Ham. The property boasts a good size open lounge providing ample space for entertaining guests, Juliet balcony overlooking green fields. Located well for High Street South providing access to shops, eateries, bus stops and Beckton DLR. The property further boasts having Brampton Academy in close proximity along with an allocated parking space. Council Tax included. Available now!

## LOUNGE AREA

16'8" x 11'5" (5.08 x 3.48)

Two double glazed windows, double glazed door opening onto juliet balcony, wall mounted gas central heating, ceiling spotlights.

## KITCHEN AREA

11'11" x 6'9" (3.63 x 2.06)

Double glazed window, range of wall and base units, roll top work surface, sink and drainer with mixer tap, oven and hob with extractor above.

## BEDROOM ONE

11'5" x 10'11" (3.48 x 3.33)

Double glazed window, wall mounted gas central heating.

## BEDROOM TWO

13'8" x 10'0" (4.17 x 3.05)

Double glazed window, wall mounted gas central heating.

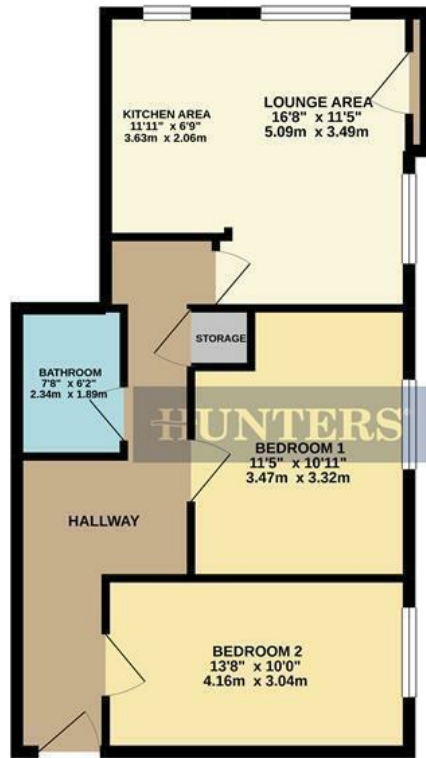
## BATHROOM

7'8" x 6'2" (2.34 x 1.88)

Three piece suite comprising of wash basin in vanity unit, low flush w.c, panelled bath with shower attachment, tiled flooring, part tiled walls, heated towel rail.

FIRST FLOOR

Floorplan



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.  
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Energy Efficiency Graph

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81   <b>B</b>	83   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

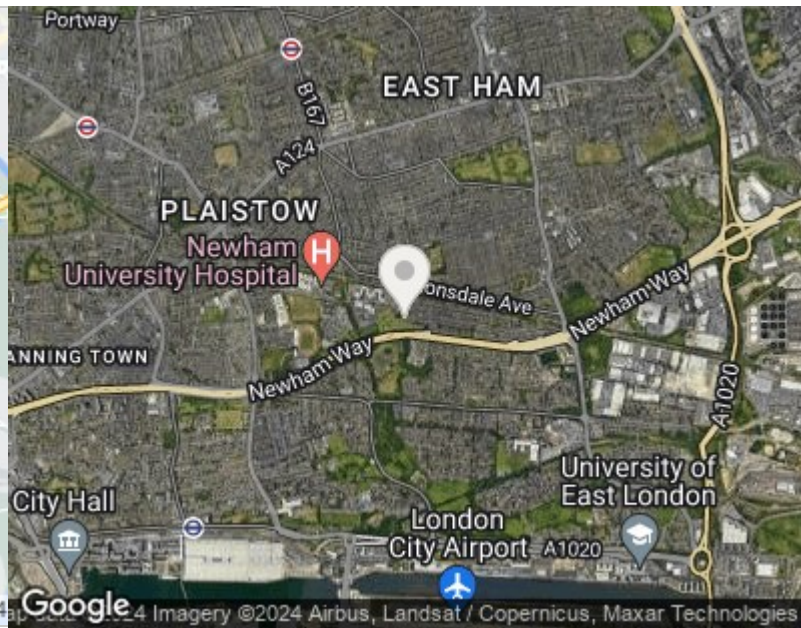
Viewing

Please contact our Hunters Plaistow Office on 0207 474 2345 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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. THINKING OF SELLING? 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.

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