



## Malbrough Road, Upton Park, E7

*We are pleased to offer for sale; A beautiful recently decorated three-bedroom mid terrace period property. The property is situated within the highly sought after location of Upton Park, London. Benefiting from; large through lounge, fitted kitchen, three large bedrooms, double bayed glazing, ground floor WC/bathroom and large cellar. Ideal investment for first time buyer. Internal viewing highly recommended.*

**Offers in**  
**Excess£509,995** freehold

221 High Street North  
East Ham  
London  
E6 1JG  
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**Entrance:-** Via front garden leading to double glazed front door, to:-

Further internal hallway leading to

**Lounge:** 24'x 11'2"

Double glazed bay window to front aspect, power points and laminate floor to remain

**Cellar:** 15' x 6'5"

power points to remain

**Kitchen:** 11'2" x 8'4"

Spacious kitchen with tiled flooring, part tiled walls, wall and base mounted units with roll top work surface incorporating sink with mixer tap and side drainer, plumbing for washing machine and window to side aspect.

**Ground Floor Bathroom:**

Four-piece suite, comprising of low flush WC, bath with side panel taps, pedestal sink with taps, shower cubical, fully tiled and window to rear aspect



**Stairs to first floor**  
**1st floor landing:**

**Bedroom One :** 14'1" x 13'

Radiator, double-glazed bay window to front and power points to remain.

**Bedroom Two :** 11'1" x 9'2"

Radiator, double-glazed window to rear, and power points to remain.

**Bedroom Three :** 11'3" x 8'

Radiator, double-glazed window to rear, and power points to remain.

**Garden**

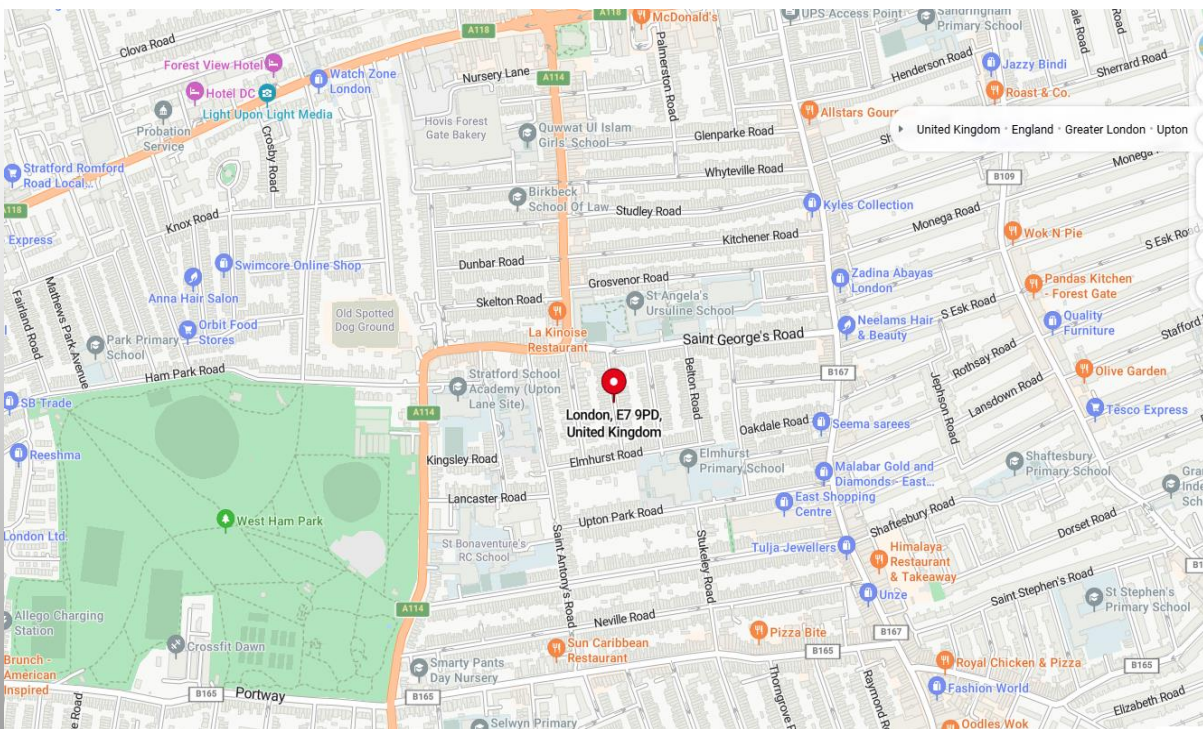
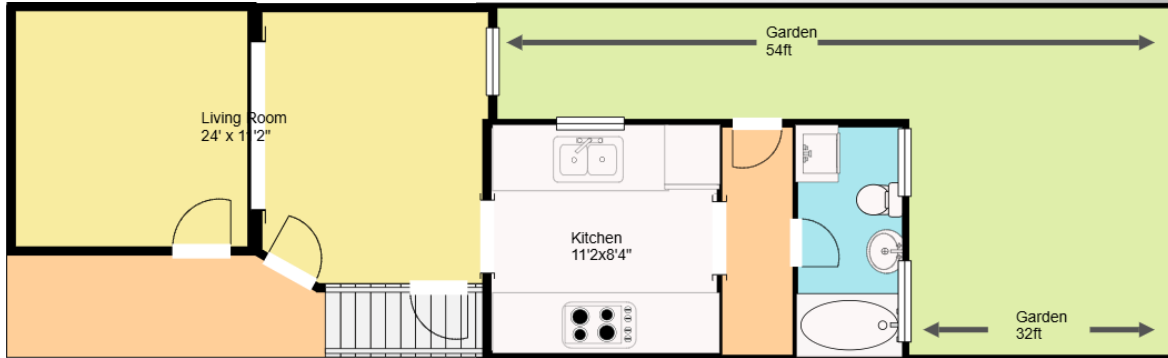
Approx 54ft



# **Misrepresentation Act 1991**

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