



CHURCHILL
estates



Montpelier Gardens, East Ham

£400,000

Tenure : Freehold

Floor Area : 1023.00 sq ft

Local Authority : Newham


Council Tax Band : C

Bedrooms : 2

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	43	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Situated in Montpelier Gardens, is this double bayed and gabled end of terrace residence. Spanning an impressive 1,023 square feet, the property boasts two bedrooms & two spacious reception rooms

The house features two well-proportioned bedrooms as well as a spacious bathroom to the first floor and offers potential to extend up into the loft (STPP)

With its traditional architecture and inviting atmosphere, this property is a wonderful opportunity for anyone looking to settle in a vibrant community. East Ham is known for its excellent transport links, local amenities, and green spaces of Central Park, making it an ideal location for families and professionals alike.

This is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to invest in a family home, this property is sure to impress. Do not miss the chance to view this lovely home in Montpelier Gardens.







- End of Terrace
- Modernisation opportunity
- Two Bedrooms
- Two Reception Rooms
- Chain Free
- Cellar
- First Floor Bathroom
- Potential to Extend





BASEMENT
69 sq.ft. (6.4 sq.m.) approx.



GROUND FLOOR
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.0 sq.m.) approx.

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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