



Reception Room
14'11" x 13'4"

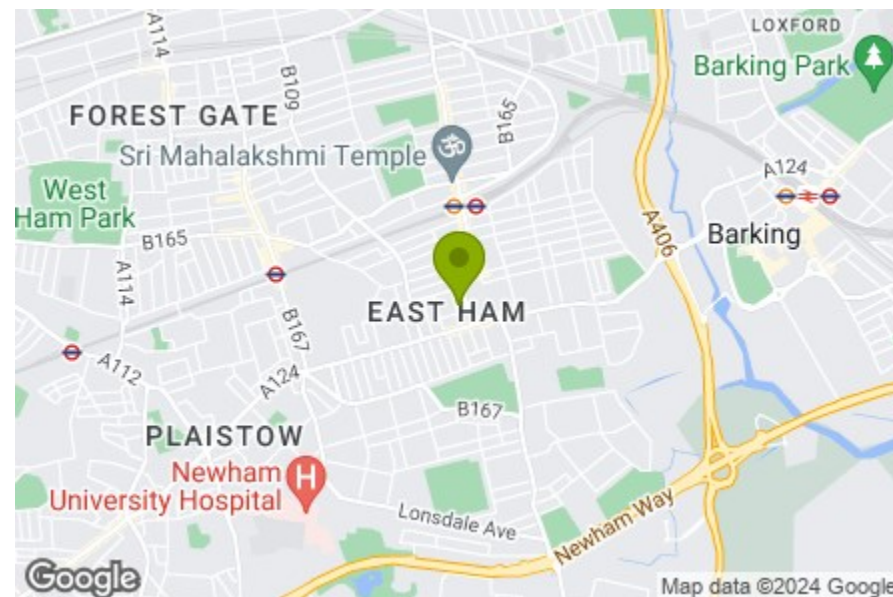
Kitchen
10'6" x 10'3"

Bathroom
8'5" x 4'10"

Utility Room

Garden
26'2"

Total Area: 56.9 m² ... 613 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CAMPBELL ROAD, EAST HAM

Offers In Excess Of £300,000 Leasehold
1 Bed Apartment - Conversion



Features:

- Victorian Conversion
- One Double Bedroom
- Private Garden
- Large Reception with Bespoke Cabinetry
- Eat-In kitchen
- Utility Room
- Chain Free
- A Short Walk to Central Park

A superb, larger than average one bedroom Victorian conversion, lovingly renovated and decorated by the current owner to create a smart, bright and inviting space. You're in the ever popular East Ham here, benefiting from multiple local transport options as well as being in easy access to amenities and charming green spaces. You will love the use of space both inside and out, with the large reception room, eat in kitchen, separate utility room and private rear garden.

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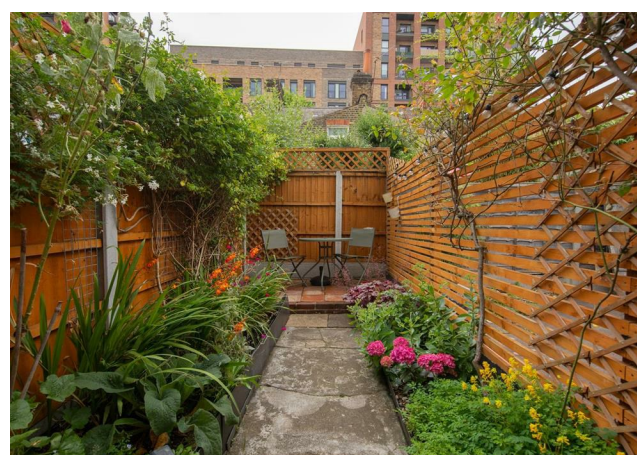
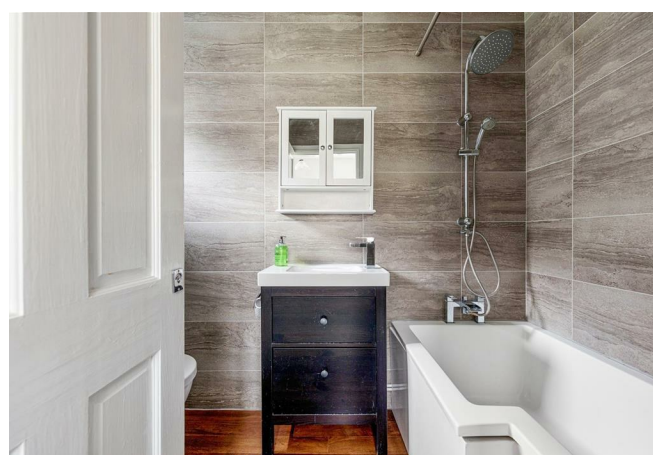
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IF YOU LIVED HERE:

You are sure to be wowed by this impressive first floor flat. To the front aspect, the large reception room has a sizeable bay window and bespoke carpentry creating some beautiful shelving, sitting beside an original cast iron fireplace. Your double bedroom also features an original fireplace, and is cosily nestled in a peaceful spot within the flat. We are sure you will spend many enjoyable mealtimes in your eat-in kitchen, entertaining friends and family. Chic geometric flooring sweeps underfoot, perfectly complimenting the wooden topped kitchen cabinets and large farmhouse sink. Conveniently separated from any living space is a cleverly crafted utility area; branching off from the kitchen, this genius use of space helps keep noisy appliances out of sight. The bathroom is as carefully considered and stylish as the rest of the home, with a vanity sink and tub with waterfall shower overhead. A real selling point of this flat is the private garden, a perfect outdoor oasis with mature flower beds bursting with colour and handy paving for summer bbq's. You also have the additional prospect of a fully boarded loft space that, subject to relevant planning, could be converted to offer an additional bedroom or

living space.

Out and about, you have Central Park a mere stones throw from your door, a lovely little park that's great for a sunny picnic or a sunny jog. A short walk north takes you to East Ham Underground, conveniently servicing both the district and Hammersmith and City lines meaning London hotspots are very easily accessible. There is a thriving arts and culture scene here, particularly around Red Door Studios, an artist-run studio and exhibition space.

WHAT ELSE?

- You are a short bus ride from the beautiful Wanstead Flats, which hosts a weekly 5k park run. It's the perfect green space for long and sleepy weekend walks as well as helping you reach your daily step count.
- You're moments from some handy local amenities, including a large supermarket and high street stores.
- Try out some of the delicious local Southern Indian restaurants, long established in the area and definitely able to rival Brick Lane.



A WORD FROM THE OWNER...

"This flat was my first home, and I spent the first two years lovingly renovating it to a high standard. I absolutely adore this flat and the atmosphere it offers. The garden has been particularly rewarding, providing day-long sunshine in the summer.

The street has a wonderful, welcoming vibe, and the neighbours are very supportive. When I first moved in, it was comforting to know that others were looking out for me and my flat. The local area has developed significantly over the past few years, with more retailers, restaurants, and refurbished local pubs offering great food. The excellent transport links were one of the main reasons I chose this area. Central Park is nearby, perfect for a run or a treat from the café. A short bus ride will take you to Wanstead Flats, which is ideal for longer walks when you want to escape the feel of London.

This flat isn't just a place to live; it's a place where you can truly feel at home."

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