

Reception  
12'10" x 16'4"

Kitchen  
9'4" x 5'7"

Bedroom  
9'3" x 12'11"

Bathroom  
5'6" x 6'10"

Storage

Total Area: 46.2 m<sup>2</sup> ... 497 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	



## ELDERBERRY WAY, EAST HAM

Offers In Excess Of £230,000 Leasehold  
1 Bed Apartment



### Features:

- One Bedroom Apartment
- Second Floor
- Spacious Reception Room
- Communal Garden Area
- Allocated Parking
- Chain Free

A perfectly formed one bedroom apartment on the second floor of a modern low rise brick development, in the heart of East Ham. With generous, practical living spaces and built in storage, this is a truly fantastic first home find..

You'll enjoy all the advantages of apartment living here, with access to communal gardens, plus the gold dust addition your own allocated parking spot.

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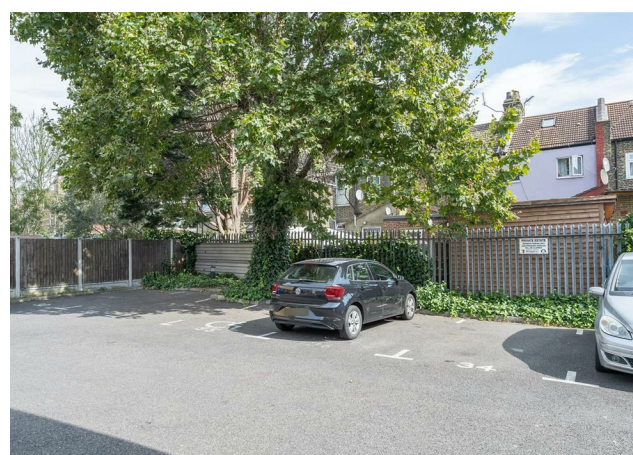
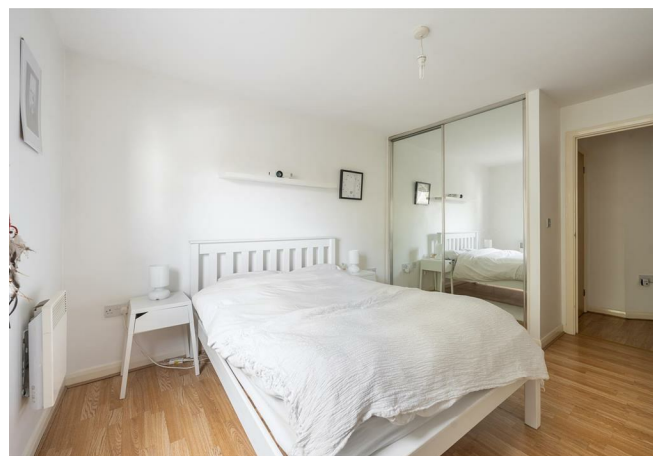
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**IF YOU LIVED HERE...**

On the second floor, your front door opens onto your pleasingly proportioned hallway. A large storage cupboard sits to your right, and double doors to the left open on to your reception. You'll notice the large window with a wonderful tree filled view. This versatile space gives on to your kitchen, with units on three sides and sky blue tiled splashbacks.

Back through the hall you'll find your bedroom on the left. It's another serene space with blonde engineered flooring underfoot, and a large window with the same lush green view. There's a built in wardrobe with sliding mirror doors. Next to that is your part tiled bathroom, with modern white suite and shower over the tub.

It's a little over a mile on foot to East Ham station, where the Hammersmith & City Line takes you to Liverpool Street in twenty five minutes. Take a seven minute stroll and you'll find Central Park, a pleasant green space with a charming cafe. The North Circular is within easy reach if you're driving, and all your day to day amenities are close at hand.

**WHAT ELSE?**

- Your new local is The Red Lion, a characterful pub with cosy beer garden booths.
- East Ham Nature Reserve is under half a mile away, providing a peaceful haven nearly on your doorstep.
- Fans of a certain time travelling Doctor will be happy to find The Who Shop at nearby Upton Park, full of essential items for your new Tardis.



**A WORD FROM THE OWNER...**

"I have absolutely loved living in this perfect little flat for the past eight years and will be sad to leave! But it's time for me to move on and let someone else enjoy it. It really has been a quiet little haven for me with a close community of neighbours, amenities on my door step and the airport close by! The sunlight pours through the windows and it's always bright and airy. The allocated parking has made it easy for friends and family to visit without the hassle of booking permits. I've made so many special memories here and hope the new owners will do too!"

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