



## 24 STONDON WALK

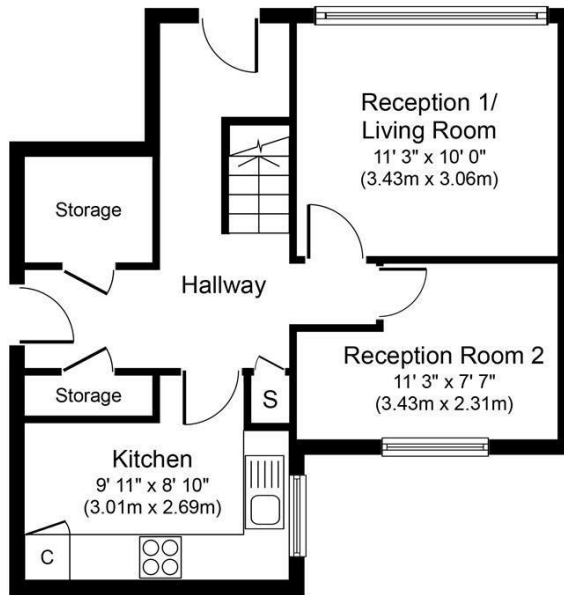
LONDON, E6 1LZ

£325,000  
LEASEHOLD

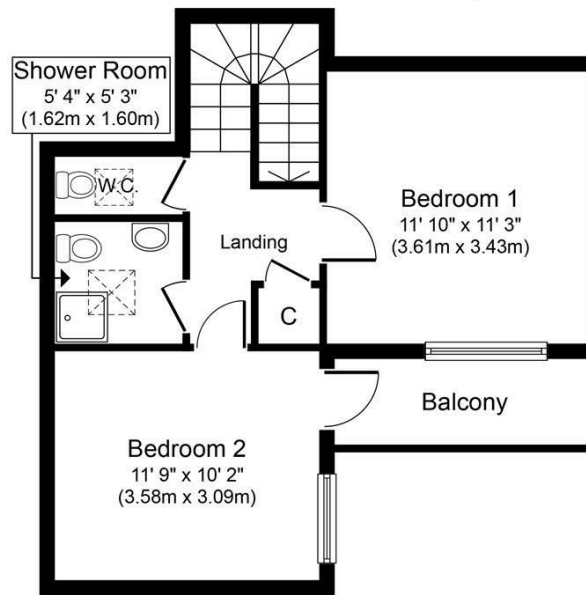
A spacious split-level maisonette located in the highly desired location of East Ham. The property consists of two reception rooms, two double bedrooms, a first floor bathroom and a spacious kitchen with ample dining space. The property also benefits from having a large balcony with plenty of space to relax in.

The location of this maisonette benefits from excellent transport links to Central London and Essex with Upton Park & East Ham Underground Stations being within walking distance of the property. A popular destination of Westfield shopping centre is within easy reach, residents will have easy access to fulfil any shopping desires. Additionally, residents will have access to Central Park, leisure facilities & local amenities all within close proximity.

  
ESTATE AGENT



**Ground Floor**  
Approximate Floor Area  
448 sq. ft.  
(41.7 sq. m.)



**First Floor**  
Approximate Floor Area  
376 sq. ft.  
(35.0 sq. m.)

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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 Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  | 73                         |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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