



EVERSLEIGH ROAD

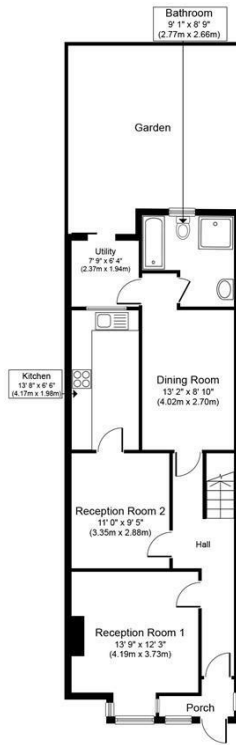
LONDON, E6 1HG

£500,000
FREEHOLD

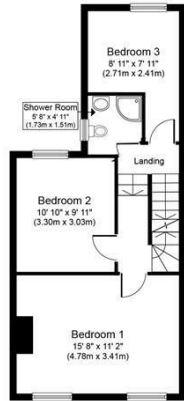
****Chain Free**** A large family home located on a sought after street in East Ham. The property is conveniently located just a short walk from both Upton Park Underground Station & East Ham Underground Station giving easy access into the city. The property benefits from the wealth of amenities the local area offers with good schools, shops, local parks, gyms and leisure facilities all within walking distance.

The Property has the additional bonus of having the loft converted. This family home is well maintained throughout and consists of four bedrooms, three receptions, two family bathrooms and a lovely garden.

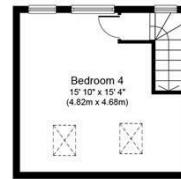

ESTATE AGENT



Ground Floor
 Approximate Floor Area
 1,018 sq. ft.
 (94.6 sq. m.)



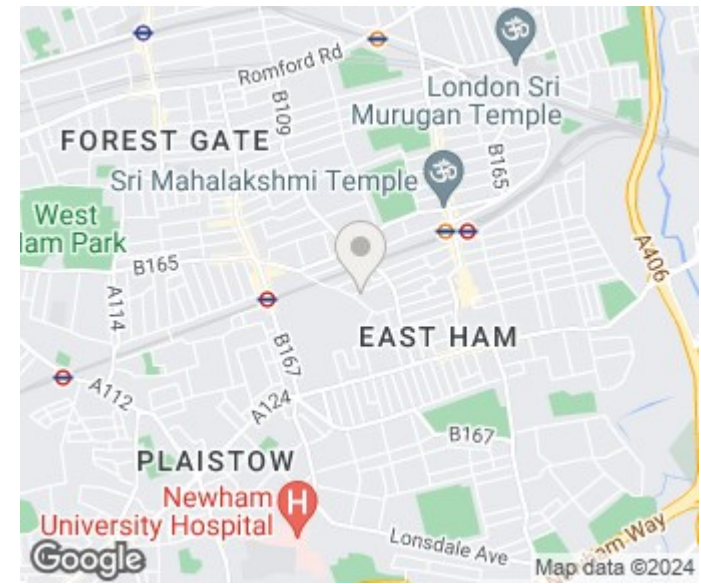
First Floor
 Approximate Floor Area
 481 sq. ft.
 (44.7 sq. m.)



Second Floor
 Approximate Floor Area
 241 sq. ft.
 (22.4 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		69	
(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	

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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