



## 27 EVERSLEIGH ROAD

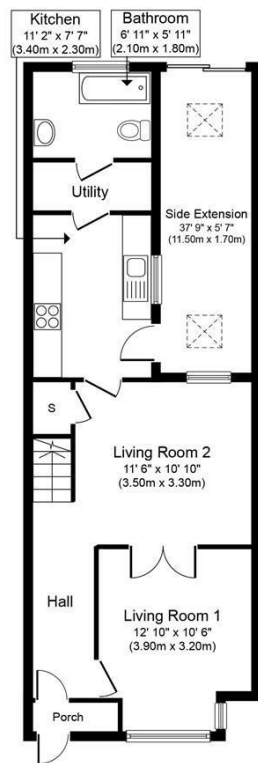
EAST HAM, E6 1HG

**£540,000**  
**FREEHOLD**

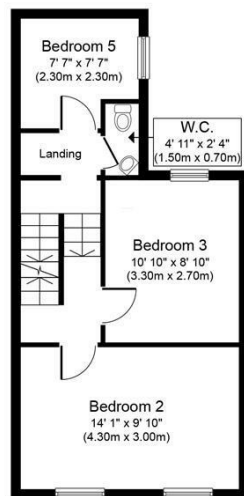
A beautiful family home located on a sought after street in East Ham. The property is conveniently located just a short walk from both Upton Park and East Ham Underground Stations giving easy access into the city. The property benefits from the wealth of amenities the local area offers with good schools, 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 five bedrooms, two receptions, two family bathrooms and a lovely garden.

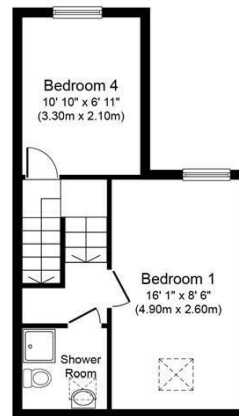
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**Ground Floor**  
Approximate Floor Area  
663 sq. ft.  
(61.6 sq. m.)



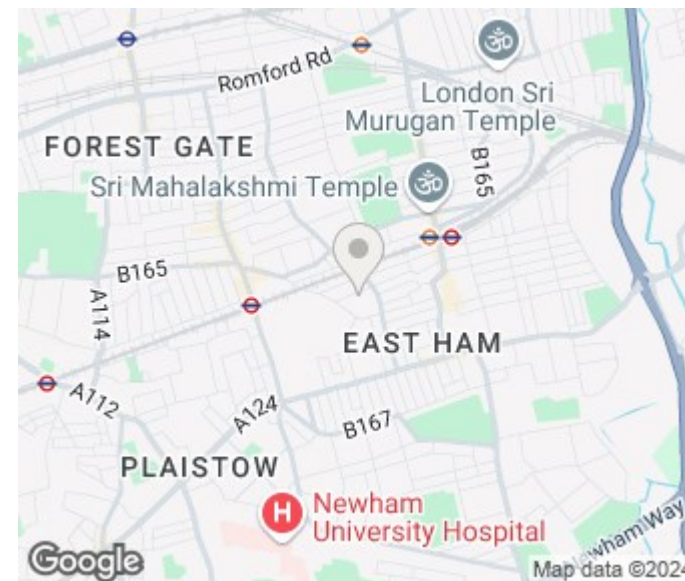
**First Floor**  
Approximate Floor Area  
401 sq. ft.  
(37.3 sq. m.)



**Second Floor**  
Approximate Floor Area  
321 sq. ft.  
(29.8 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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