

LEASEHOLD



Flat - Conversion

KATHERINE ROAD, EASTHAM, LONDON, E6 1ER

Offers in excess of
£325,000

FEATURES

- Prime location in Katherine Road, London
- Spacious 1,026 sq. ft. living area
- Bright reception room, perfect for entertaining
- Four well-sized bedrooms
- Conveniently located bathroom



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4 Bedroom Flat - Conversion located in London

Reception Room

17'8" x 13'0"

The reception room is bright and spacious, offering a comfortable space for family gatherings and relaxation. Large windows fill the room with natural light, creating a warm and inviting atmosphere. The room's traditional layout provides flexibility for arranging furniture, making it an ideal space for both everyday living and entertaining.

Bedroom 1

11'10" x 11'8"

A generously sized room, providing plenty of space for a double bed and additional furniture such as a wardrobe or chest of drawers. This room offers a peaceful retreat, with natural light streaming through the windows, creating a welcoming and restful environment.

Kitchen

7'8" x 6'1"

The kitchen is fitted with traditional appliances and offers ample counter space for meal preparation. The layout is simple yet functional, with plenty of storage in both overhead cupboards and under-counter units. The kitchen's design allows for ease of use, providing a practical space for everyday cooking and family meals.

Bedroom 2

10'9" x 10'7"

A well-proportioned room that comfortably fits a double bed, making

it perfect for children, guests, or as a study. The room's size offers various layout options, providing both comfort and practicality.

Bedroom 3 (Second Floor)

16'5" x 14'0"

Located on the second floor, this versatile room comfortably accommodates a double bed or can be used as a home office or study. Its flexible size ensures it can be adapted to suit your needs, whether for a growing family or extra living space.

Bedroom 4 (Second Floor)

10'10" x 10'9"

A cosy room, also located on the second floor, ideal for a double bed. This room offers practicality and comfort, providing a functional space perfect for smaller households or as an additional room for guests.

Bathroom

7'8" x 4'11"

The bathroom is conveniently located and features all the essential fixtures, including a bath, shower, WC, and washbasin. Its traditional design ensures practicality, with neutral tiling and sufficient space for everyday needs.



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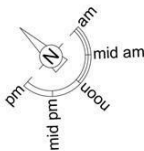
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Council Tax Band
B

Katherine Road, E6

Approximate Gross Internal Area = 1026 sq ft / 95.3 sq m

Restricted Height = 36 sq ft / 3.4 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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

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 are advised to recheck the measurements.

