

LEASEHOLD



Flat - Conversion

KATHERINE ROAD LONDON E6

Asking price

£325,000

FEATURES

- Available to cash buyers only
- Approx. 56 years lease remaining
- Double glazing and gas heating
- No service charges
- Spacious three-bedroom maisonette
- Significant value-add potential
- Benefit of shared garden access
- Near schools and local services



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3 Bedroom Flat - Conversion located in London

Ground Floor Entrance

Access is via a private entrance directly from Katherine Road, leading to an internal staircase that ascends to the first floor. This provides a clear, separate entry point to the maisonette.

First Floor

Kitchen

10'8" x 9'11"

Located on the first floor, the kitchen offers clear scope for a personalised modern upgrade. It features light wood-effect base and wall units, a gas hob with extractor fan, and an integrated oven. Plumbing for a washing machine and space for a freestanding fridge/freezer are in place. A window brings in natural light, and a back door provides direct access to the shared garden. Finished with dark grey tiled flooring, the space is ready for creative transformation into a stylish and functional dining area.

Bathroom

7'11" x 7'8"

Located on the first floor, the bathroom includes a classic three-piece suite: a fitted bathtub with overhead shower, toilet, and pedestal sink. Walls are partially tiled in a light, neutral tone, complemented by a tiled floor. A window provides natural light and ventilation. With scope for modern updates, the space is ready for a personal touch to create a functional and relaxing retreat.

Bedroom 1

11'8" x 11'8"

This generously proportioned first-floor bedroom, featuring comfortable carpeting and ample natural light from its window, offers a versatile space ready for your personal touch. Its strategic position adjacent to the reception room allows for seamless conversion, catering to a wide range of lifestyle needs. A decorative fireplace surround adds a charming focal point.

Reception Room

17'4" x 12'9"

Accessed directly from the first-floor landing, this generously sized reception room features durable laminate flooring and multiple windows, providing plenty of natural light. The layout is both practical and inviting, centred around a decorative brick fireplace surround with mantel. This substantial space is ready for your personal touch and furnishings, offering the ideal canvas to create a main living area tailored to your needs.

Second Floor

Bedroom 2

10'8" x 10'7"

Situated on the second floor, this bedroom offers a comfortable and private space. It has laminate flooring and gets natural light from a window. The room includes charming, sloped ceilings, characteristic

of upper-floor spaces, and presents a functional layout ready for your individual styling.

Bedroom 3

16'4" x 14'3"

This is the largest bedroom in the property, situated on the second floor and offering exceptionally generous proportions for flexible living. It features laminate flooring and distinctive sloped ceilings. Natural light fills the room through its window. This spacious bedroom offers plenty of potential to create a large master bedroom or a versatile family space, ready for your bespoke design and furnishing. Direct access to additional eaves storage provides practical, concealed storage space.



Katherine Road, E6

Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft
Restricted head height / Eaves = 2.7 sq m / 29 sq ft

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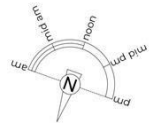
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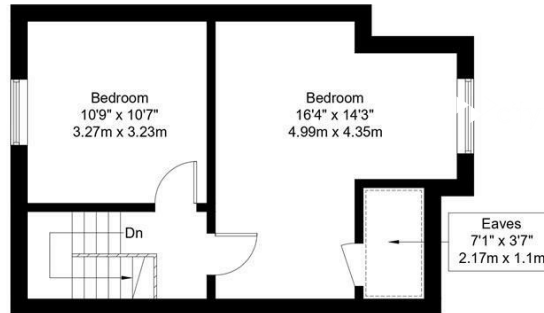
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Council Tax Band

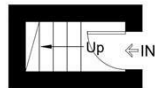
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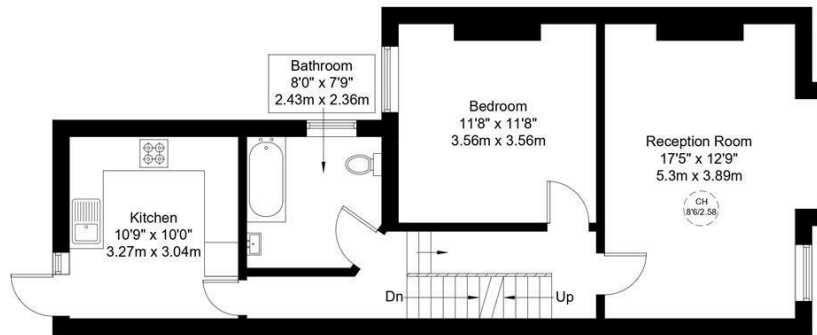
= Reduced headroom below 1.5m / 5'0"



Second Floor
33.6 sq m / 362 sq ft



Ground Floor
1.6 sq m / 17 sq ft



First Floor
58.1 sq m / 625 sq ft



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. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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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.

