

FREEHOLD



House

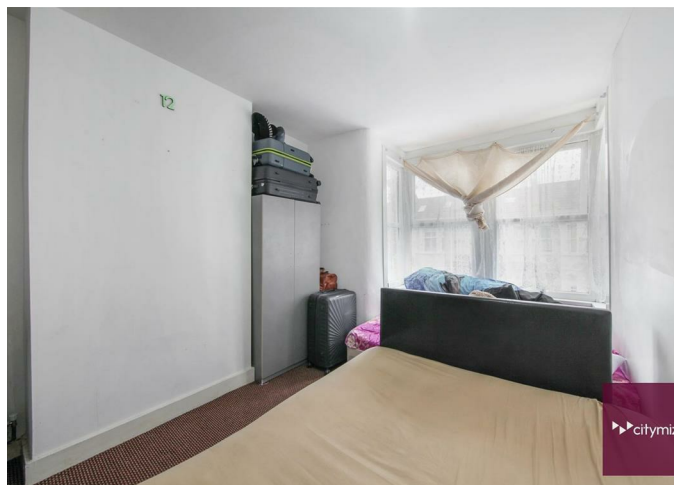
STREATFEILD AVENUE, EAST HAM, E6

Asking price

£550,000

FEATURES

- Substantial freehold house, offered as a single property
- Flexible layout: two self-contained units (ground & first floor)
- Annual yield investment: approx. 6.98%
- 4 bedrooms, 2 reception rooms, 2 kitchens
- Two bathrooms, one on each floor
- Scope for renovation or investment



 citymize

4 Bedroom House located in East Ham

Ground Floor Flat

The ground floor of the property offers comfortable, well-proportioned living space.

Reception Room 1

14'3" x 11'10"

A spacious room located at the front of the property, offering excellent proportions and currently utilised as a ground-floor bedroom. It benefits from a large double-glazed bay window, providing plenty of natural light throughout the day.

Kitchen 1

9'11" x 6'1"

A separate kitchen fitted with dark grey units and a black worktop, complemented by white wall tiling above the work surface. The floor is tiled, and a window and side door provide natural light and direct access to the rear garden.

Bedroom 1

10'9" x 9'9"

A double bedroom positioned in the middle of the ground floor, featuring laminate flooring and white painted walls. A single window provides natural light, creating a bright and neutral space.

Bedroom 2

7'4" x 7'0"

A single bedroom located towards the rear of the property. The room features light-painted walls and a window providing natural light.

Bathroom 1

6'11" x 6'2"

The bathroom, positioned off the hallway, features a three-piece suite comprising a bathtub, low-level WC, and pedestal hand basin.

Separate WC

4'11" x 3'6"

A convenient separate low-level WC.

First Floor Flat

The First Floor is accessed via the communal entrance hall stairs and features another self-contained unit.

Reception Room 2

14'0" x 9'6"

A large room currently utilised as a bedroom, forming the main living space for the upper flat. It is well-proportioned and features a window overlooking the front of the property.

Kitchen 2

9'11" x 8'10"

A good-sized separate kitchen for the upper flat, fitted with white base and wall units. It features a sink positioned under a window, with tiled walls above the worktop.

Bedroom 3

10'10" x 5'1"

A well-proportioned single room on the first floor, offering a versatile space. The room benefits from a window providing natural light.

Bedroom 4

10'9" x 9'9"

A generous double bedroom offering excellent dimensions for flexible use. The room features a window overlooking the rear of the property.

Bathroom 2

6'1" x 4'2"

A compact, fully tiled bathroom featuring a three-piece suite, comprising a panelled bathtub with shower attachment, pedestal hand basin, and low-level WC. The walls are finished with light, neutral tiling, and a window provides natural light.

External Areas

Front Garden

15'5" x 7'9"

The property is set back from the road and benefits from a small front garden area.

Rear Garden

38'7" x 16'0"

A private rear garden providing outdoor space for the ground-floor flat, accessible from the kitchen. The garden is generous in size and offers excellent scope for landscaping and personalisation.

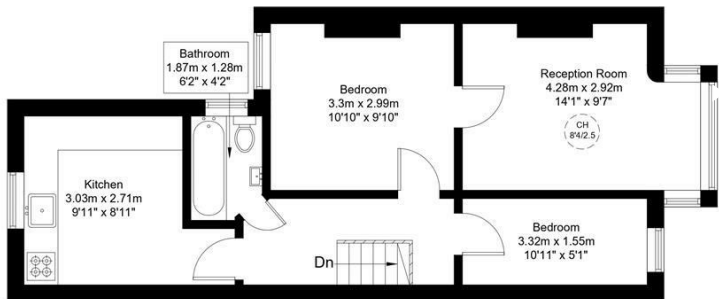
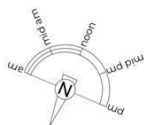


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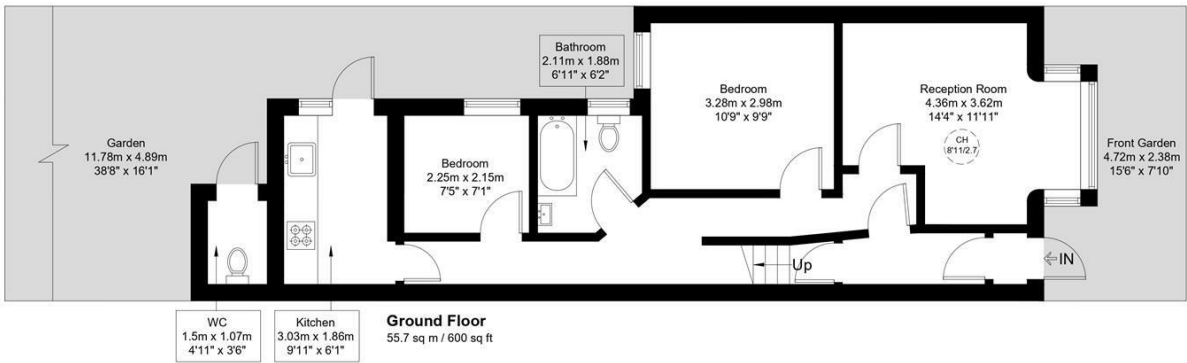
Streatfeild Avenue, E6

Approximate Gross Internal Area = 102.8 sq m / 1107 sq ft

Council Tax Band
B



First Floor
47.1 sq m / 507 sq ft



Ground Floor
55.7 sq m / 600 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.

