



WHERE STANDARDS MATTER

Spencer Munson
41 High Road
South Woodford E18 2QP

Tel: 020 8989 3331

swoodford@spencermunson.co.uk

Website: spencermunson.co.uk



Balaam Street, Plaistow, E13

****MODERN TWO BEDROOM APARTMENT ** ** VICTORIAN CONVERSION ** ** CLOSE TO WEST HAM STATION (0.8 mile)** ** LARGE LOUNGE/KITCHEN ** TWO BEDROOMS ** **AVAILABLE 10TH FEBRUARY 2026 ON A MINIMUM 12 MONTHS TENANCY** ** ** EPC rating: D. Council Tax B****

Rent: £1,650 - Monthly



Balaam Street, Plaistow E13

Lounge



Bedroom 1



Bedroom 2



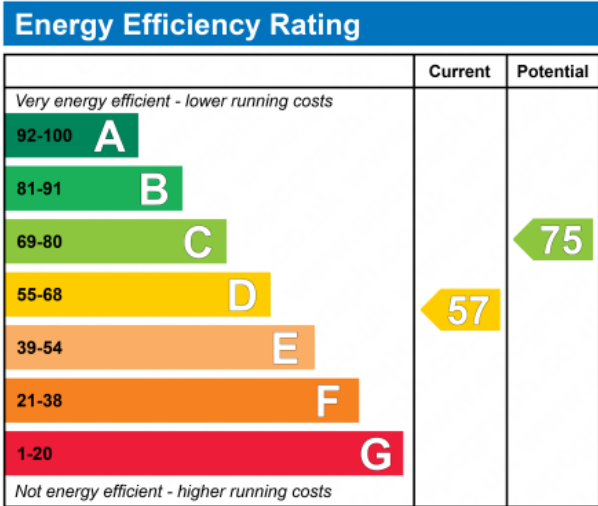
Kitchen



Bathroom



Exterior



A rare opportunity to rent this two bedroom Victorian conversion apartment, this property benefits on having a lounge/kitchen., gas central heating, double glazed windows and is within walking distance of West Ham Station (0.8 Mile). There is no private parking but there is a Local Authority permit parking scheme in the road. An internal inspection is highly recommended to appreciate the quality and accommodation of this fine home which is available 10th February 2026 EPC Rating D Council Tax Band B

Balaam Street, Plaistow E13

Disclaimer

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending tenants/purchasers and do not constitute an offer or part of a contract. Prospective tenants/purchasers and/or lessees should seek their own professional advice. All descriptions, dimensions, reference to condition, fixtures, fittings and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. However, intending tenants/purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Fixtures and fittings shown in pictures and on viewings may well not be included in any tenancy/sale and any prospective tenant/purchaser must clarify this for themselves. All measurements and floorplans are approximate and produced as a guide in good faith. Please note that some of the furniture and decor items shown in these images have been digitally added using AI technology for illustrative purposes. The actual property may differ in appearance. Prospective buyers or renters are encouraged to visit the property in person to get an accurate representation.