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**\*\* One Bedroom End Of Terrace House \*\***

**\*\* Offered Chain Free \*\***

**\*\* Double Glazed Windows \*\***

**\*\* Private Rear Garden \*\***

**\*\* EPC Rating D \*\***

**\*\* Council Tax C \*\***



**Emerald Close, London**

**£240,000 Freehold**

**Spencer James is pleased to offer to the sales market this Chain Free well presented one bedroom end of terraced house on a quiet residential street in Beckton. This home offers an excellent opportunity for investors and first-time buyers looking for their first home.**

**The property benefits from double glazed windows, gas central heating, allocated parking, front and rear garden and separate kitchen.**

**Perfectly positioned within walking distance of transport links, shops and local amenities.**

### **Entrance Hall**

Wooden flooring, understairs cupboard, open plan to kitchen.

### **Kitchen**

Range of eye and base level unit, sink with mixer tap over, extractor fan, space for gas oven, space for fridge freezer, double glazed window to front, plumbing for washing machine, wooden flooring.

### **Lounge/Diner**

Wooden flooring, wall mounted radiator, double glazed door to rear giving access to rear garden, double glazed window to rear, stairs to 1st floor landing.

### **First Floor Landing**

Door to all rooms, wooden flooring, velux window to rear.

### **Bathroom**

Wooden flooring, double glazed window to front, three piece suite comprising of low level wc, wash hand basin with mixer tap over, bath with mixer tap over with shower attachment and shower screen, tiled splash back.

### **Bedroom**

Wooden flooring, wall mounted radiator, double glazed window to rear.

### **Exterior**

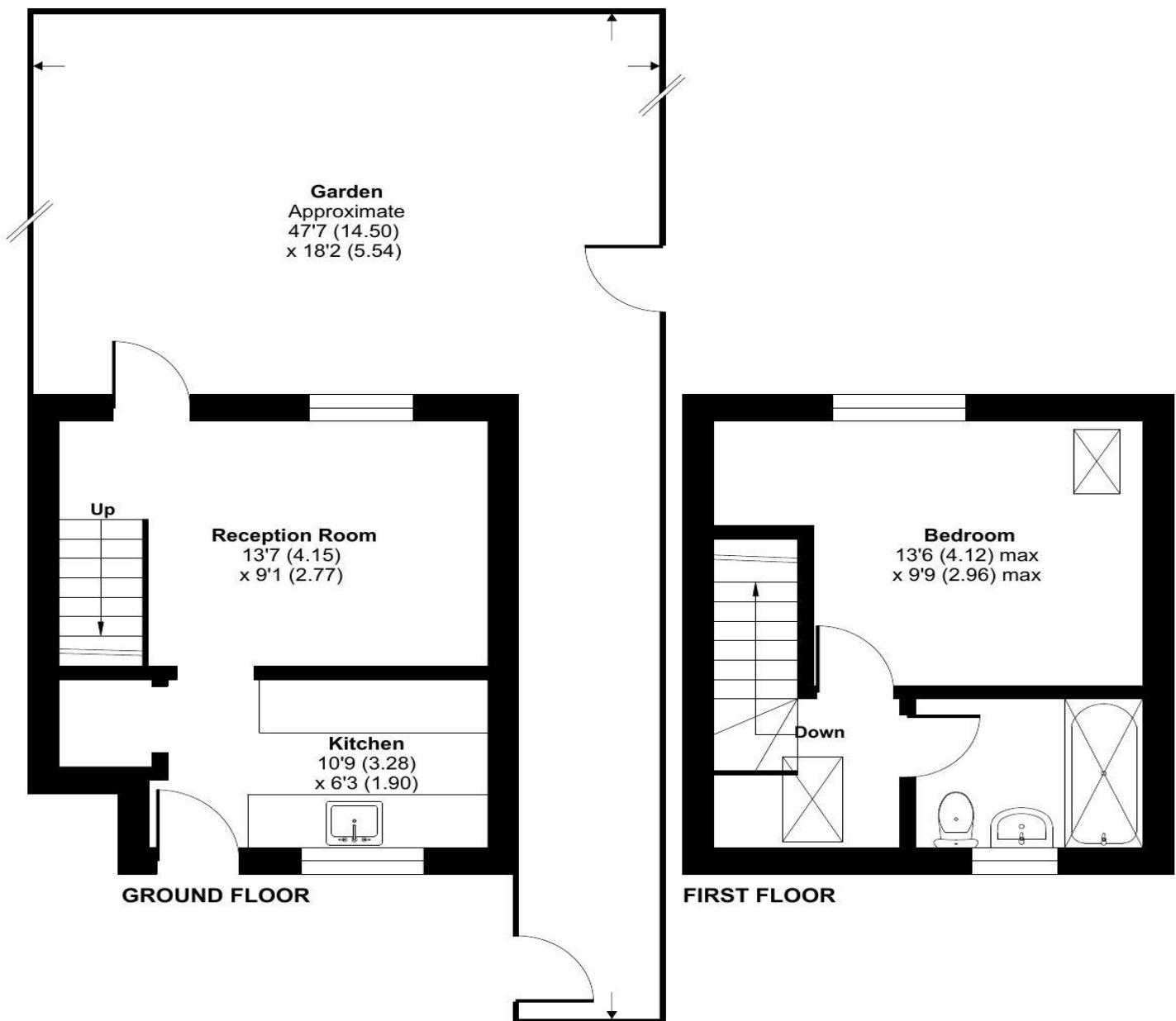
Fence enclosed rear garden, front garden, allocate parking.



## Emerald Close, London, E16

Approximate Area = 422 sq ft / 39.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026.  
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