

29 Columbine Avenue, London, E6 5UA  
Offers in excess of £575,000

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**PINDROP PROPERTY**



29 Columbine Avenue, London, E6 5UA

Offers in excess of £575,000

Council Tax Band: E

PinDrop Property are proud to present this three bedroom detached home that occupies an impressive wide plot, which offers generous space both internally and externally — a rare opportunity within Beckton.

The property provides well proportioned accommodation arranged over two floors, including a ground floor shower room and a separate first floor family bathroom serving the three bedrooms. The layout lends itself well to family living and offers flexibility for buyers wishing to tailor the space over time.

To the front, there is off-street parking, a garage to the side that adds valuable storage, additional parking and further potential to extend, subject to the usual planning permissions. The width of the plot is a notable feature and provides a sense of space not commonly found locally.

Columbine Avenue is conveniently located for local amenities and everyday shopping facilities. The nearest station is Beckton DLR Station, providing direct DLR connections into Stratford, Canary Wharf and the City. A range of bus routes also serve the area, ensuring strong transport links.

The property is well placed for local schooling options, including Brampton Manor Academy, along with a number of primary schools nearby. Green open spaces such as Central Park and Beckton District Park are also within easy reach.

A detached house on a wide plot with garage and off-street parking is not commonly available in this location, making this a compelling opportunity for buyers seeking space, potential and strong connectivity.







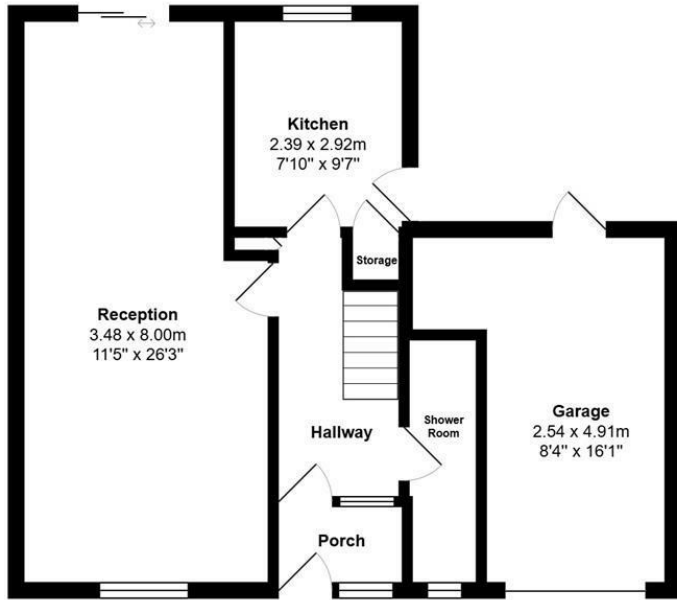


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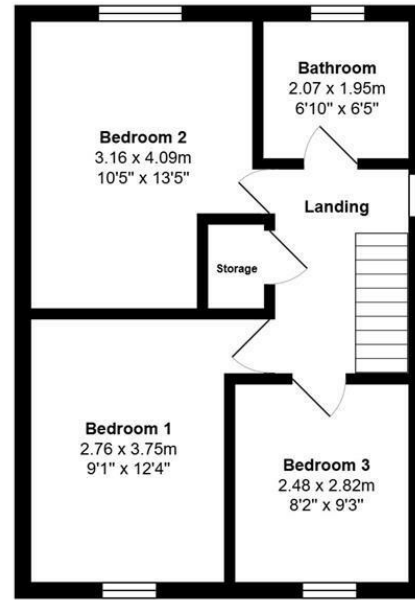
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**Ground Floor**  
Area: 61.3 m<sup>2</sup> ... 660 ft<sup>2</sup>



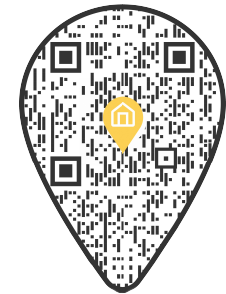
**First Floor**  
Area: 43.2 m<sup>2</sup> ... 465 ft<sup>2</sup>



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Total Area: 104.5 m<sup>2</sup> ... 1125 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	