



Gooseley Lane, East Ham, E6 6AP

£1,950 Per Calendar Month



**** NEWLY REFURBISHED TERRACED HOUSE IN EAST HAM. 2 BEDROOM HOUSE WITH 2 GROUND FLOOR RECEPTION ROOMS. READY TO MOVE IN IMMEDIATELY ****

OC Homes is delighted to present this beautifully refurbished two-bedroom end of terrace house, ideally situated on Gooseley Lane, East Ham.

The property has undergone a full renovation and comprises; entrance hallway, reception room, dining room, which leads to a modern fitted kitchen and garden, with two generously sized double bedrooms, and a stylish first-floor three-piece bathroom on the first floor.

Further benefits include a good size west facing garden, brand new double-glazed windows, and updated electrics and plumbing throughout.

Perfectly located within walking distance of local amenities and excellent transport links, including East Ham Station (District Line Underground), this home offers both convenience and comfort.

Available Now

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)
The interior of this property
89.4 sq m / 962 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe space
1.6 sq m / 17 sq ft

EXTERNAL FEATURES
Garden, Kitchen, Terrace, Transoms etc.
136.3 sq m / 1467 sq ft

RESTRICTED HEAD HEIGHT
Limited use area under 1.9m
0.0 sq m / 0.0 sq ft

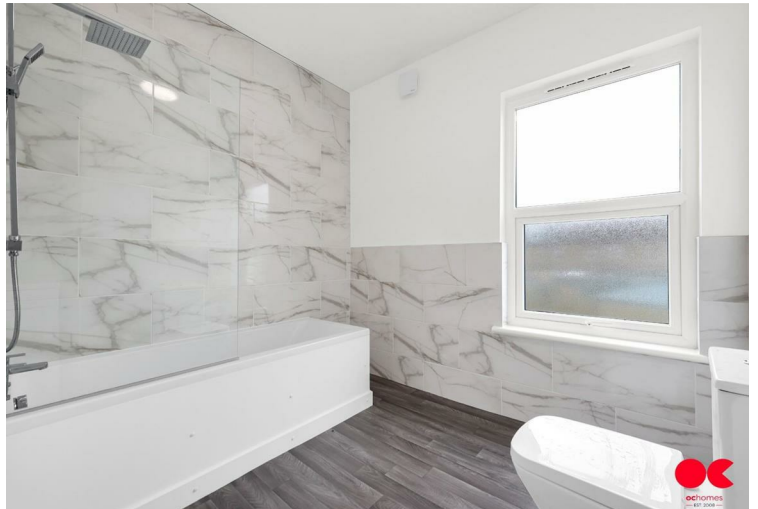
Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison
VUE



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(38-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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