



CHURCHILL
estates



Kempton Mews, East Ham

£300,000

Tenure : Leasehold

Floor Area : 527.43 sq ft

Local Authority : Newham

Council Tax Band : B

Bedrooms : 1

Receptions : 1

Bathrooms : 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



Churchill Estates are delighted to present this beautifully appointed one-bedroom apartment set within the exclusive Kempton Mews development.

Positioned behind secure gated entrances, this impressive home forms part of an intimate collection of just 37 contemporary apartments, offering an ideal blend of modern living, privacy and convenience. Whether you're a first-time buyer, downsizer or investor, this is a fantastic opportunity to acquire a stylish home that is ready to move straight into.

The apartment has been thoughtfully designed to maximise both space and natural light. At its heart is a spacious open plan living and dining area enhanced by dual-aspect windows and attractive engineered oak flooring, creating a bright and welcoming atmosphere. French doors open onto a private decked balcony, providing the perfect space to enjoy your morning coffee or unwind at the end of the day.

The contemporary kitchen is seamlessly integrated into the living space and features a range of high-quality integrated appliances, generous worktop space, and ample storage, making it equally suited to everyday living and entertaining guests.

The well proportioned double bedroom enjoys a pleasant outlook over the beautifully maintained communal courtyard, creating a peaceful retreat. A modern bathroom completes the accommodation, finished with a stylish white three-piece suite and contemporary fixtures and fittings.

Perfectly positioned, Kempton Mews is just 0.4 miles (approximately an 8-minute walk) from East Ham Underground Station, providing excellent transport links via the District and Hammersmith & City lines, with direct access to Canary Wharf, the City, and Central London. East Ham High Street is also within easy reach, offering a wide selection of supermarkets, cafés, restaurants, and everyday amenities. Central Park is close by for outdoor leisure, while Stratford, Westfield Stratford City, and the Queen Elizabeth Olympic Park are all easily accessible.

Further benefits include approximately 244 years remaining on the lease providing long-term security and making this an excellent purchase for both owner occupiers and investors alike.

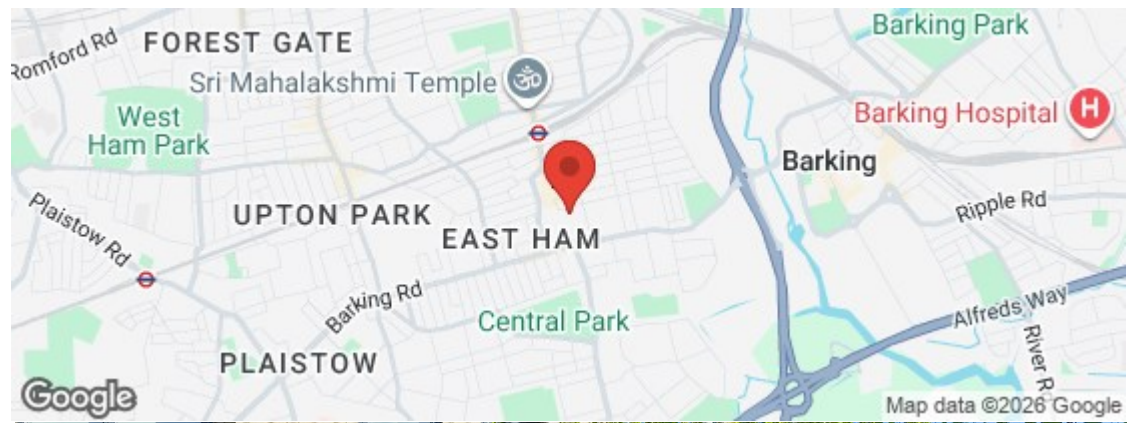
for more information or to arrange an appointment to view please contact the office at your earliest convenience to avoid disappointment.







- Beautifully presented one double bedroom apartment
- Exclusive gated development of just 37 contemporary apartments
- Long lease of 244 years remaining
- Bright and spacious open-plan living and dining area
- Private decked balcony accessed via French doors
- Modern fitted kitchen with integrated appliances
- Engineered oak flooring throughout the living space
- Stylish contemporary three-piece bathroom suite
- Just 0.4 miles (around an 8-minute walk) to East Ham Underground Station
- Ideal first time purchase, investment or downsizing opportunity



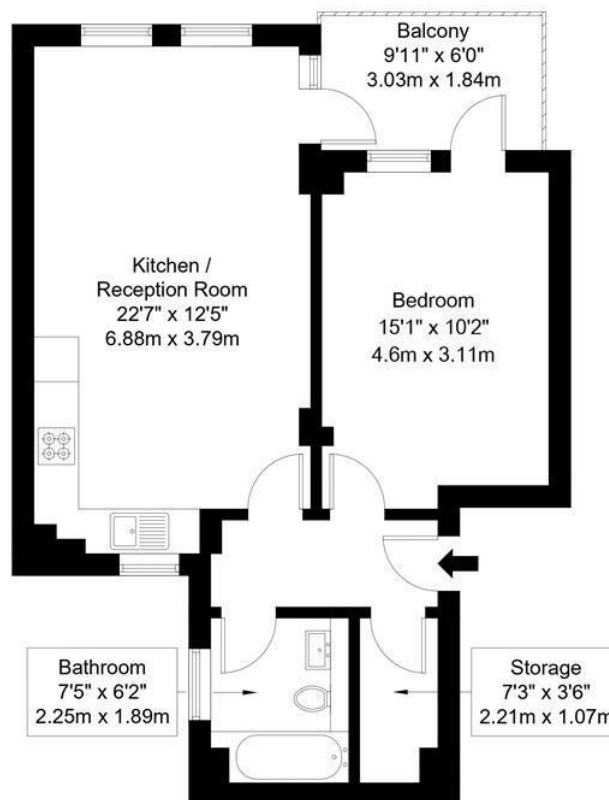


Kempton Mews, E6 2BF

Approx Gross Internal Area = 51 sq m / 549 sq ft

Balcony = 5.6 sq m / 60 sq ft

Total = 56.6 sq m / 609 sq ft



First Floor

Ref :

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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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