



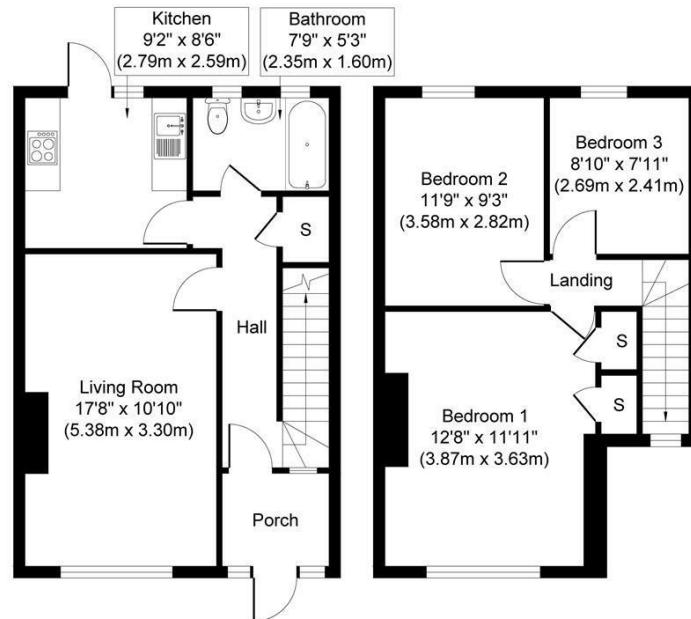
21 BECKET AVENUE LONDON, E6 6AE

**£425,000
FREEHOLD**

The interior of the property is well laid out and thoughtfully arranged, offering a comfortable and practical living environment. The ground floor provides a bright and welcoming living space, ideal for both everyday living and entertaining, complemented by a well-appointed kitchen with ample storage and workspace. Upstairs, the accommodation continues with three well-proportioned bedrooms, creating a balanced and versatile home well suited to families, professionals, or investors seeking a property ready to enjoy with scope to personalise.

Becket Avenue is ideally positioned within a popular and well-connected part of East London, offering a perfect balance between residential living and everyday convenience. The area is well served by a range of local shops, amenities and reputable schools, making it particularly attractive to families and professionals. Excellent transport links are close at hand, providing swift and convenient access into Central London, Canary Wharf and the wider transport network, while the surrounding neighbourhood continues to benefit from ongoing regeneration and strong buyer demand.

 **BELLS**
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First Floor
Approximate Floor Area
455 sq. ft
(42.28 sq. m)

Second Floor
Approximate Floor Area
416 sq. ft
(38.61 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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