



186 Burgess Road, Newham, London, E6 2BS

Beautiful Victorian Ground Floor Flat with Private Garden – Burgess Road, East Ham A bright, light-filled and spacious two-bedroom Victorian ground floor flat, ideally located just a 10-minute walk from East Ham Station.

This charming property offers high ceilings throughout, creating an airy and open feel, complemented by modern spot lighting and a fresh white finish. The flat features two generous double bedrooms, a separate living area, and a modern kitchen, fully equipped with a brand-new washing machine and fridge freezer. One of the standout features is the private garden – perfect for relaxing, entertaining, or enjoying outdoor space in a quiet residential setting. Finished to a high standard, the property is clean, contemporary, and ready for tenants to make it their own.

Key Features: Two large double bedrooms High ceilings with spot lighting throughout Bright, airy Victorian character Private garden Modern kitchen with new appliances Separate living space Unfurnished (flexible furnishing options can be discussed) Located in a quiet residential area, with local shops and amenities nearby, and excellent transport links into Central London. Ideal for working professionals, couples, or a small family looking for a well-presented home in a great location. Looking for clean, respectful, and reliable tenants.

£1,950 Per month

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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CONTACT
 298 Grays Inn Road
 London
 WC1X8DX
 Email: lettings@carterreeves.co.uk
 Phone: 0207 278 9444
www.carterreeves.co.uk

IMPORTANT NOTICE
 Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.