



Reception
10'9" x 14'5"

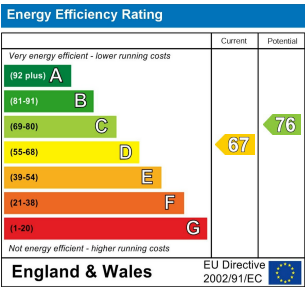
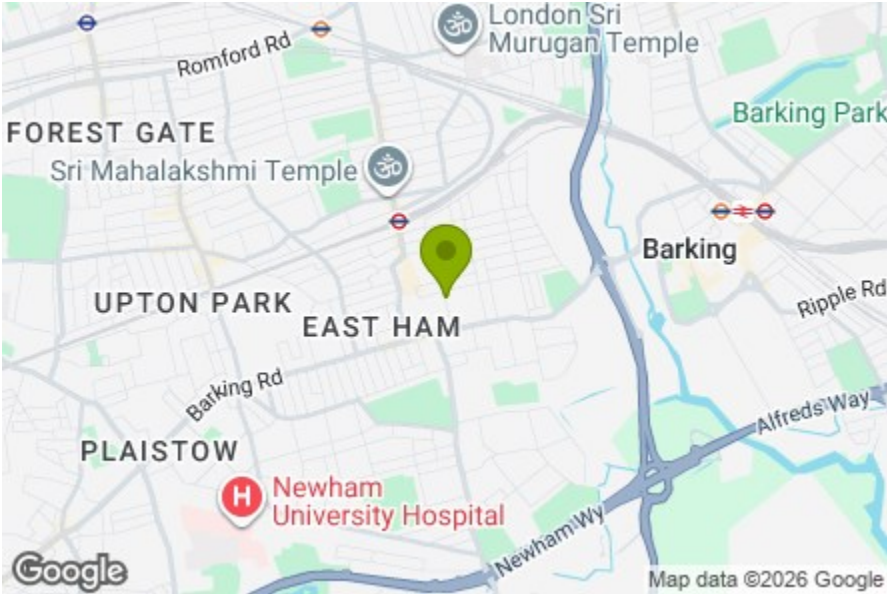
Bedroom
10'9" x 11'1"

Bathroom
7'11" x 7'0"

Kitchen/Diner
11'1" x 12'9"

Garden
approx 9'6" x 41'11"

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



KEPPEL ROAD, EAST HAM

Offers In Excess Of £295,000 Leasehold
1 Bed Maisonette



Features:

- Victorian Conversion
- Private Garden
- Chain Free
- Close to East Ham Station
- Double Bedroom
- Own Front Door
- Original Features
- Eat in Kitchen

A characterful one-bedroom Victorian conversion in East Ham, with its own front door, a private rear garden and plenty of original detail. East Ham Station is close by for easy connections across London, while the neighbourhood's shops, cafés and everyday essentials are all within easy reach.

REQUEST A VIEWING
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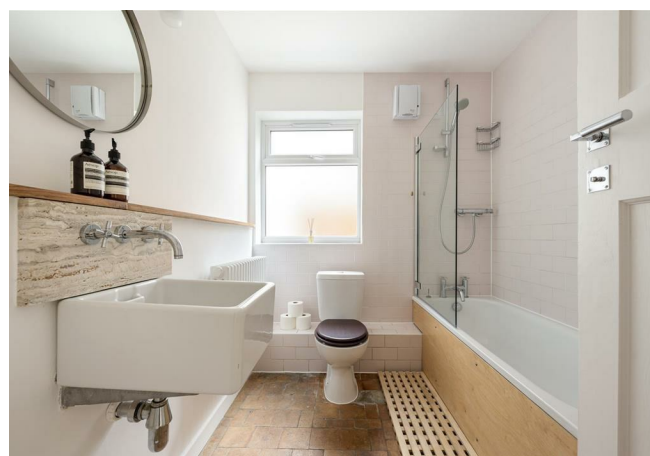
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IF YOU LIVED HERE...

Step through your own front door and the reception sits at the front of the home, where a broad bay window brings in plenty of daylight. Stripped timber floorboards, cornicing and an exposed brick fireplace give the room its character, with bespoke open shelving providing a warm, natural contrast. Beyond is the generous double bedroom, continuing the timber flooring and original detailing, followed by a thoughtfully finished bathroom with soft pink tiling, a characterful wall-mounted basin and bath with shower above.

At the rear, the eat-in kitchen feels bright and sociable, with white cabinetry, timber worktops and metro tiling keeping things clean and simple. There's ample room for a dining table, while the wide glazed rear section draws in natural light and opens directly onto the private garden. Stretching away behind the flat, this gives you a lovely amount of outdoor space to make your own, whether that means planting, dining outside or simply finding a quiet spot in the warmer months. The property is offered chain free, making

it an appealing first home in a well-connected part of East London.

WHAT ELSE?

East Ham has plenty on hand for day-to-day life, with the busy High Street offering an eclectic mix of independent food spots, shops and local amenities. East Ham Station gives you both District and Hammersmith & City line connections, making journeys towards Stratford, the City and central London straightforward. For some greenery, Central Park is a popular local escape, with open lawns, mature trees and space for a slower weekend closer to home.



A WORD FROM THE OWNER...

"We purchased this flat as we really loved the layout and space on offer for a one bedroom property, it was as they say 'a project' and we set about renovating the property over a six month period, including plastering throughout, new electrics, new windows as well as a new bathroom and kitchen. The short walk to the tube means you can be in central London in 30 minutes, made it the perfect location for our daily commutes. We love the lively neighbourhood and proximity to all the local amenities, yet the flat offers a lovely tranquil space. There is huge scope to develop the garden to offer more space to relax and entertain. We have real affection for the flat and surrounding area, not least the incredible Southern Indian restaurants on High Street North."

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