



P Permit
holders
only ESW
Mon - Sat
8am - 6.30pm



Hatherley Gardens, East Ham

£450,000

Tenure : Freehold

Floor Area : 1015.00 sq ft

Local Authority : Newham

Council Tax Band : C

Bedrooms : 3

Receptions : 2

Bathrooms : 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

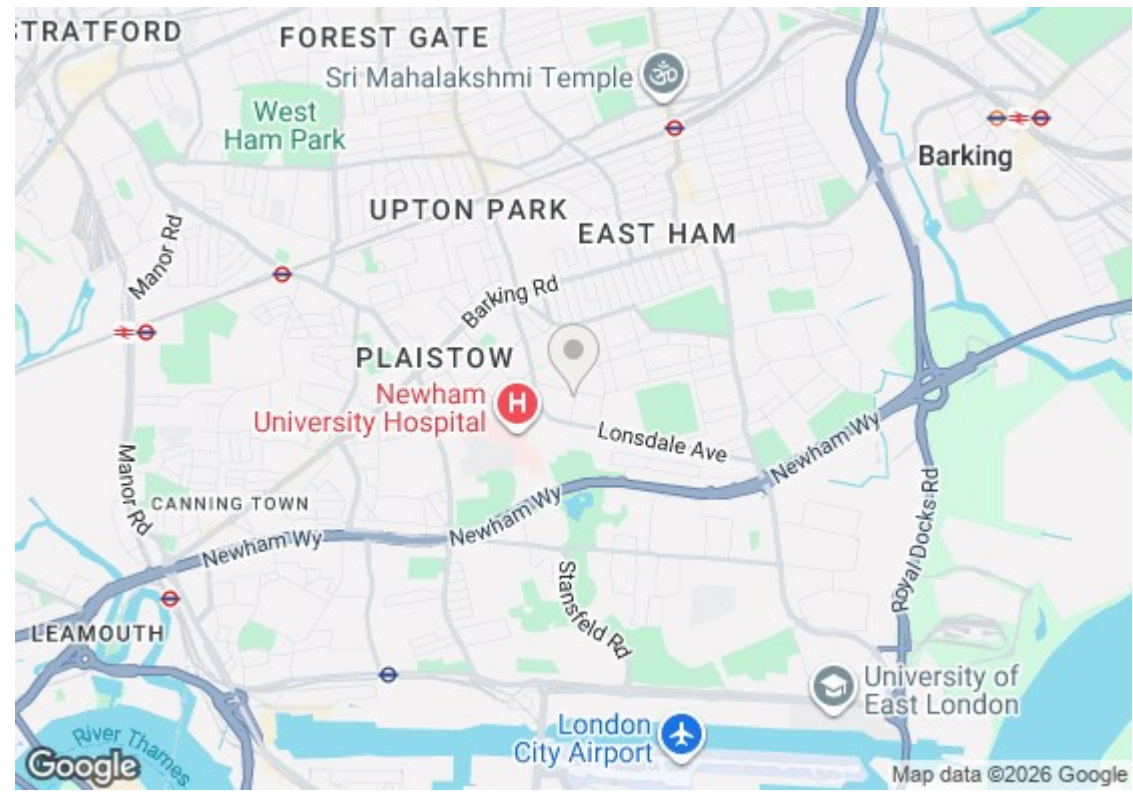


Located in the quiet tree lined street of Hatherley Gardens East Ham, is this delightful chain-free terraced house offers a wonderful opportunity for both families and investors alike. The property boasts three well-proportioned bedrooms, making it ideal for comfortable living. The inviting through lounge provides a perfect space for relaxation and entertaining, while the thoughtfully designed layout ensures a seamless flow throughout the home.

The property features a practical bathroom, adding to the overall functionality of the space. With the potential to extend, subject to planning permission, there is ample opportunity to personalise and enhance the home to suit your needs.

Situated in close proximity to a variety of amenities, residents will enjoy easy access to local shops, cafes, and parks, making it a convenient choice for everyday living. The property's location also offers excellent transport links, ensuring that the vibrant heart of London is just a short journey away.







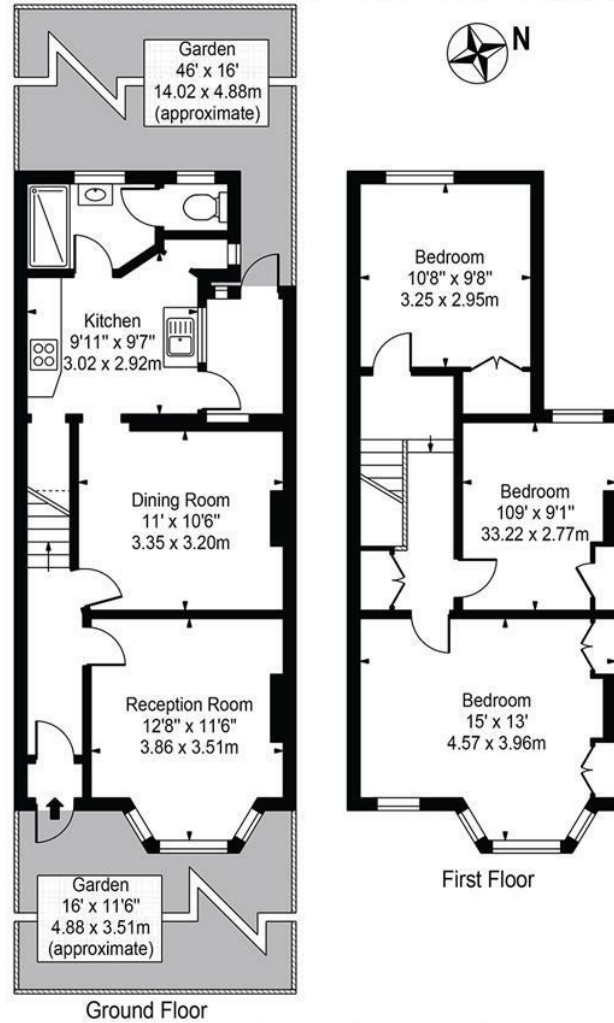
- Chain Free
- Through Lounge
- Potenetial to extend (STPP)
- Three Bedrooms
- Close to Central Park
- Ground floor bathroom

CHURCHILL
estates



Hatherley Gardens

Approx. Gross Internal Area 1015 Sq Ft - 94.30 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Email walthamstow@wearechurchills.co.uk

To view call **0208 503 6060**

CHURCHILL
estates