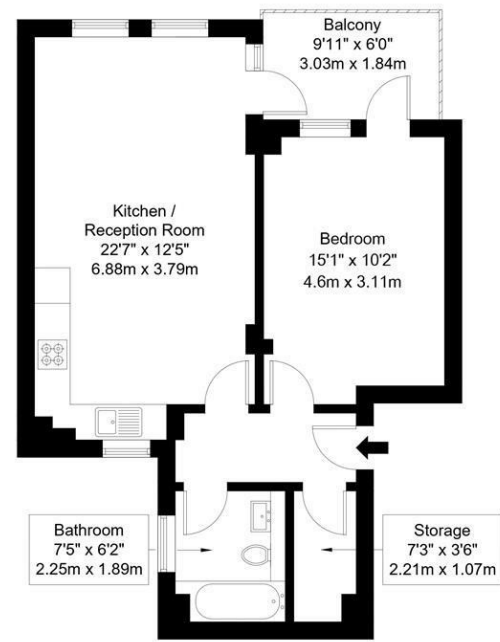


Kempton Mews, E6 2BF

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



Ref :

Copyright **BLEU 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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Kitchen/Reception Room

22'6" x 12'5"

Bedroom

15'1" x 10'2"

Bathroom

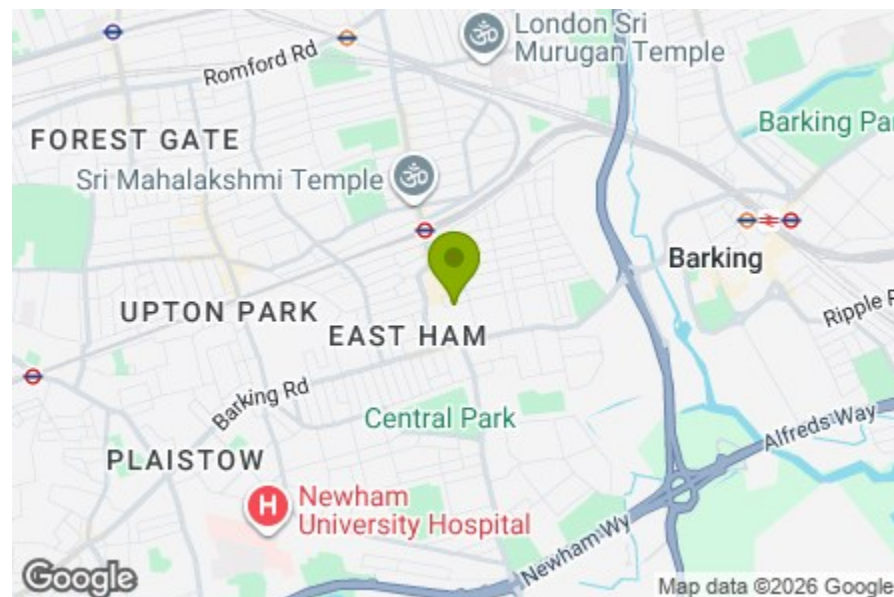
7'4" x 6'2"

Storage

7'3" x 3'6"

Balcony

9'11" x 6'0"



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

KEMPTON MEWS, EAST HAM

£315,000 Leasehold

1 Bed Apartment



Features:

- One Bedroom Apartment
- First Floor with Lift Access
- Private South Facing Balcony
- Well Maintained Communal Gardens
- Modern Low Rise Development
- Close to East Ham Station
- Bright Open Plan Living Space
- New Home Warranty for Another 5 Years

A thoughtfully arranged one-bedroom apartment, set within the secure, design-led surroundings of Kempton Mews in East Ham. Positioned on the first floor, with a private balcony and well-proportioned interiors throughout, this is a home that balances calm, practical living with easy access to the energy of the high street, green spaces and reliable transport links nearby. East Ham Station is just a seven minute walk, with District and Hammersmith & City line connections into the City or Canary Wharf in around half an hour.

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0203 397 2222

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hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

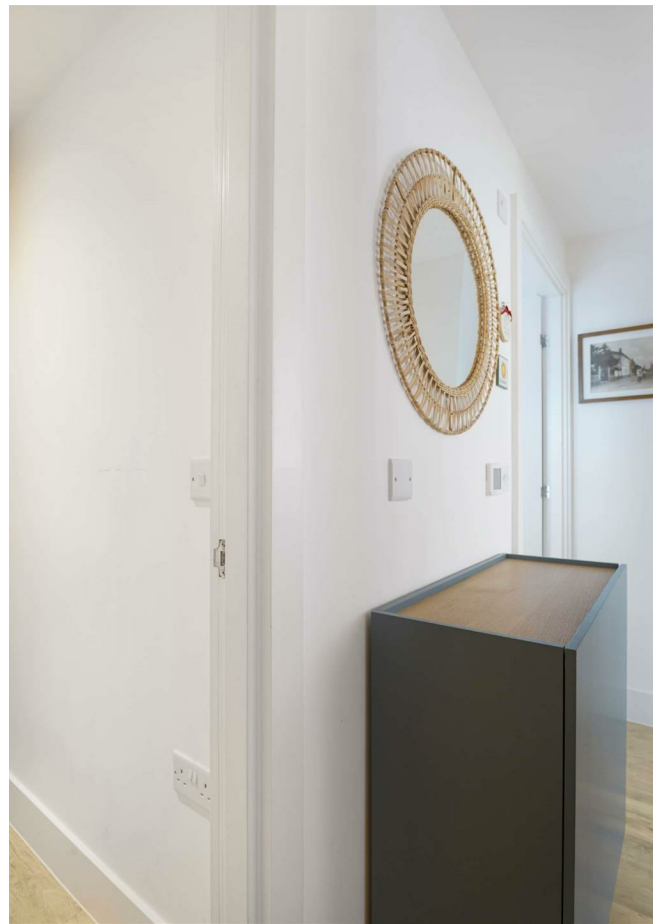
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hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

Kempton Mews is well placed in East Ham, E6, an area quietly evolving with a growing mix of independent cafés, international food spots and useful everyday amenities.

Stepping inside, you're welcomed into a bright, open kitchen and reception space stretching over twenty two feet, offering plenty of room to cook, dine and unwind. The layout feels natural and well considered, with the kitchen sitting comfortably within the room rather than feeling tucked away, so everything flows easily for day-to-day living.

From the living area, a door leads out to your private south facing balcony, just under ten feet wide, offering a quiet spot for a morning coffee or an evening pause. The bedroom is a generous double at over fifteen feet in length, with ample room for storage and a restful, pared-back feel.

Nearby, the bathroom is neatly finished and well proportioned,

while a separate storage cupboard off the hallway helps keep everything organised and out of sight.

WHAT ELSE?

Central Park is around ten minutes on foot, with formal gardens, a café, children's play areas, tennis courts and live music in summer. Plashet Park is also close by, offering mature trees, sports facilities and a peaceful setting for walks or picnics.

High Street South is lined with independent shops, supermarkets, cafés and grocers catering to a wide range of communities. Green Street Market and Queen's Market in Upton Park are nearby too, known for their mix of produce, fabrics and global food.

East Ham Station is a short walk away, with District and Hammersmith & City line connections into the City and Canary Wharf in around half an hour. Stratford's Westfield and Queen Elizabeth Olympic Park are around twenty minutes away by tube, while the A13 and North Circular are easily reached for travel further afield.



A WORD FROM THE EXPERT...

"East Ham is an area with real depth and character, shaped by layers of history and a strong sense of community. It's long had footballing roots as the former home of West Ham United's stadium, and while the ground has since made way for new homes that sporting heritage still forms part of the area's story.

Today, East Ham is one of East London's most diverse neighbourhoods, with a rich mix of cultures reflected in its shops, cafés and local community spaces. There's a real sense of everyday life here, from the bustle of the high street to quieter corners such as East Ham Nature Reserve, which offers a welcome stretch of green tucked away from the main roads and perfect for a peaceful walk.

Architecturally, there's plenty to admire, from rows of Victorian and Edwardian terraces to landmark buildings such as East Ham Town Hall, an impressive reminder of the area's civic past. With Central and District line stations close by, East Ham is also well connected, making it an appealing choice for those

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