



Gooseley Lane, East Ham, E6 6AP

£2,000 Per Calendar Month



**** NEWLY REFURBISHED TERRACED HOUSE IN EAST HAM. 2 BEDROOM HOUSE WITH 2 GROUND FLOOR RECEPTION ROOMS. READY TO MOVE IN IMMEDIATELY ****

OC Homes is delighted to present this beautifully refurbished two-bedroom end of terrace house, ideally situated on Gooseley Lane, East Ham.

The property has undergone a full renovation and comprises; entrance hallway, reception room, dining room, which leads to a modern fitted kitchen and garden, with two generously sized double bedrooms, and a stylish first-floor three-piece bathroom on the first floor.

Further benefits include a good size west facing garden, brand new double-glazed windows, and updated electrics and plumbing throughout.

Perfectly located within walking distance of local amenities and excellent transport links, including East Ham Station (District Line Underground), this home offers both convenience and comfort.

Available Now

Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.





GROSS INTERNAL AREA (GIA)
 The total area of the property: 89.4 sq m / 962 sq ft
TOTAL STORAGE SPACE
 Storage and wardrobe built area: 1.6 sq m / 17 sq ft
EXTERNAL FEATURES
 Driveway, Balcony, Terrace, Transoms etc.: 136.3 sq m / 1467 sq ft
RESTRICTED HEADHEIGHT
 Limited on area under 2.0m: 0.0 sq m / 0.0 sq ft

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	28
(1-20) G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC



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