



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Council: | Council Tax Band: | Floor Area: sq ft

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		
	55	76
England & Wales	EU Directive 2002/91/EC	



The Agent has not tested any apparatus ,equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor.
References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



CHURCHILL
estates

Henniker Gardens, East Ham, E6 3JG
Offers In Excess Of £450,000 Freehold
Bedrooms: 3 | Reception Rooms: 1 | Bathrooms: 1



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CHURCHILL
estates



£450,000

Nestled in the charming Henniker Gardens, this delightful chain-free terraced house offers a wonderful opportunity for both families and investors alike. Spanning an impressive 952 square feet, the property boasts three well-proportioned bedrooms, making it ideal for comfortable living. The inviting reception room 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 and a cellar, 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.