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estates

# Montpelier Gardens, East Ham

Price Guide £450,000

Tenure: Freehold

Floor Area: 919.00 sq ft

Local Authority: Newham

Council Tax Band: C

Bedrooms : 3

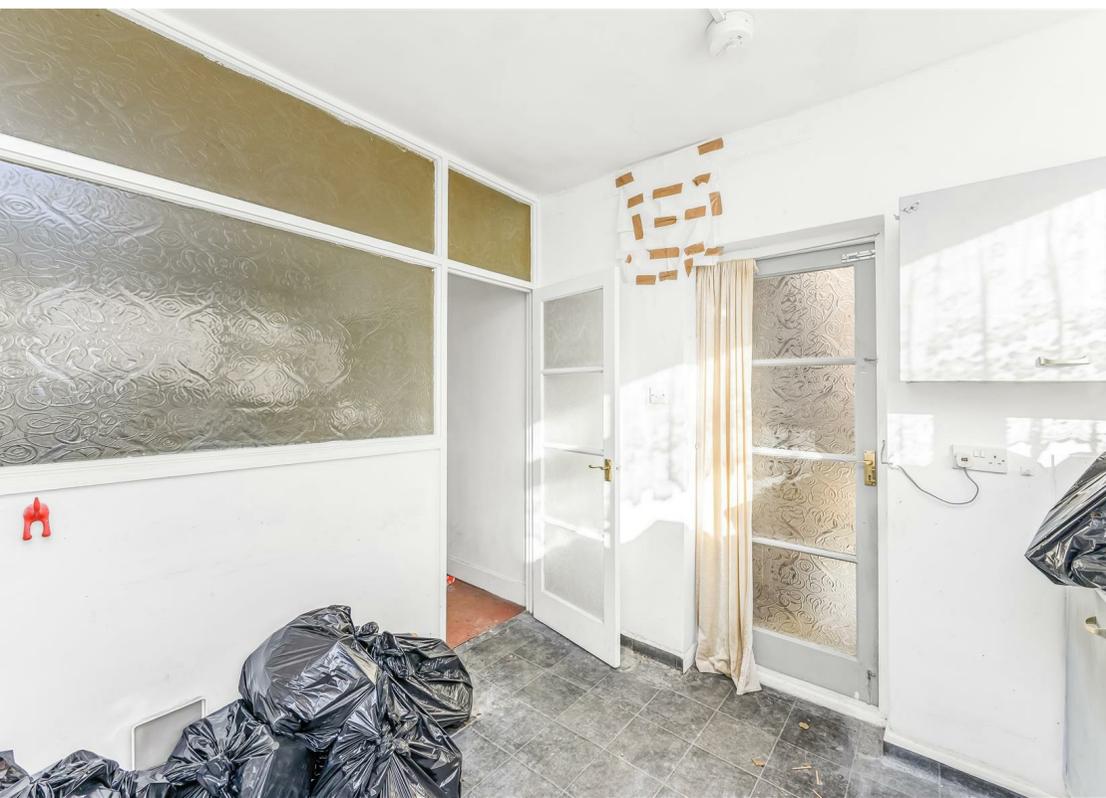
Receptions : 1

Bathrooms : 1

## Energy Efficiency Rating

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







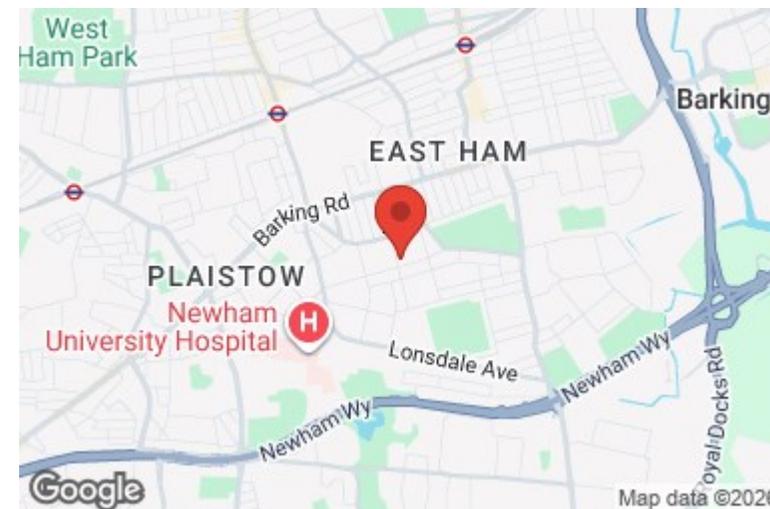
Offers in excess of £450,000

Nestled in the charming Montpelier Gardens, 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 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.

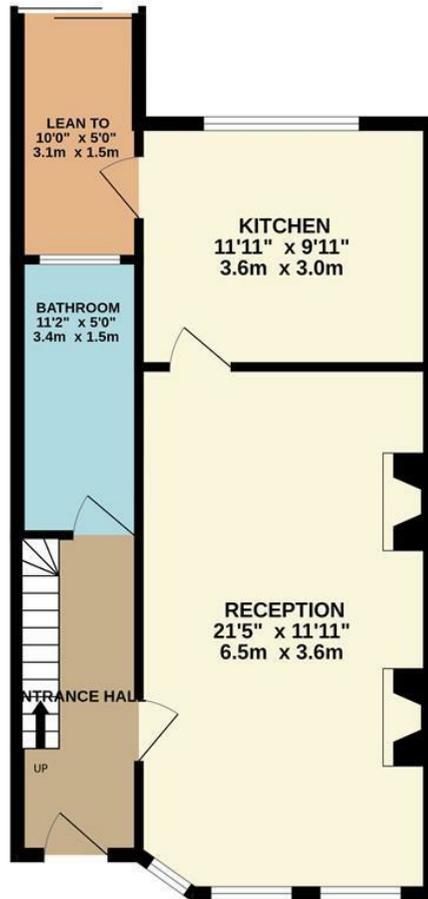
Situated in close proximity to a variety of amenities, residents will enjoy easy access to local shops, cafes, and parks, making it a convenient choice for everyday living. The property's location also offers excellent transport links, ensuring that the vibrant heart of London is just a short journey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

This charming house is a rare find in a sought-after area, combining comfort, potential, and convenience. Whether you are looking to make it your family home or seeking a promising investment, this property is not to be missed.

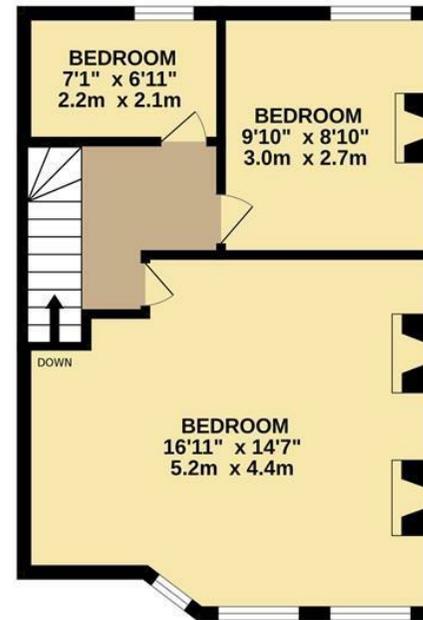




GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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