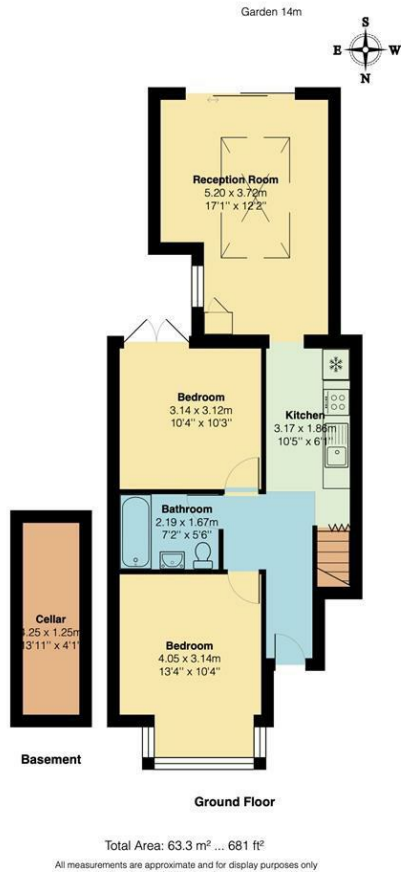




Bedroom
13'3" x 10'3"

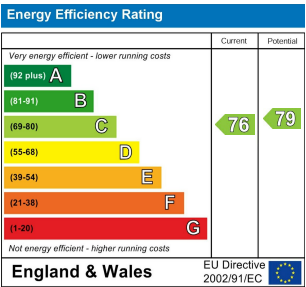
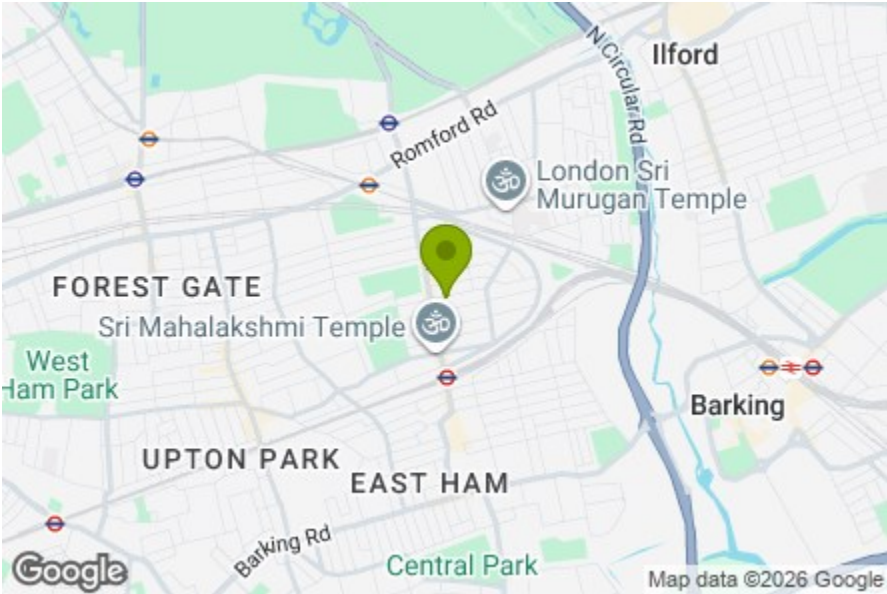
Bathroom
7'2" x 5'5"

Bedroom
10'3" x 10'2"

Kitchen
10'4" x 6'2"

Reception Room
17'0" x 12'2"

Garden
45'11"



SHELLEY AVENUE, MANOR PARK

Offers In Excess Of £385,000 Leasehold
2 Bed Flat



Features:

- Ground Floor Flat
- Private South Facing Garden
- Two Double Bedrooms
- Close to East Ham Station
- Recently Renovated
- Close to Plashet Park
- Own Front Door
- Chain Free

Set on a quiet residential street in Manor Park, this recently renovated two bedroom ground floor flat offers the rare combination of a private entrance, a sunny south facing garden and generous living space, all within easy reach of East Ham Station and the open greenery of Plashet Park. Offered chain free, it's a home that's ready to move straight into.

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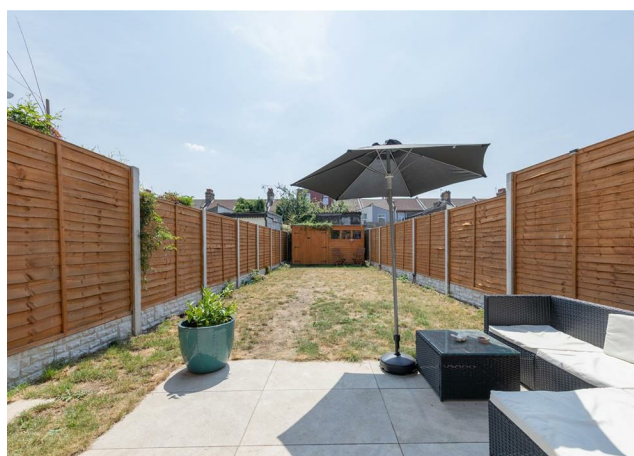
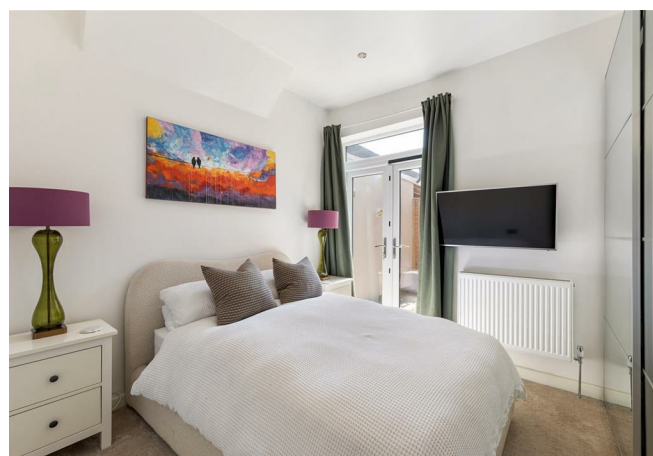
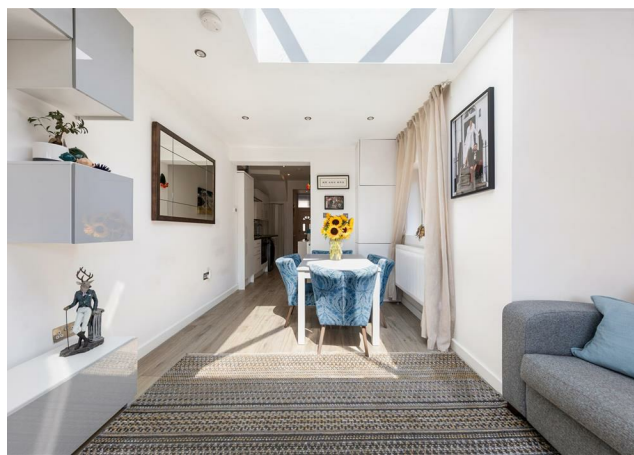
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IF YOU LIVED HERE...

Stepping through your own front door, the hallway leads you to two well proportioned double bedrooms at the front and centre of the home. The principal bedroom is particularly spacious, while the second double sits just beyond, making an equally comfortable guest room, home office or everyday bedroom. Between them, the contemporary bathroom has been stylishly updated with crisp tiling and clean, modern finishes that continue the fresh feel found throughout the apartment.

To the rear, the home opens into a wonderfully bright reception room where full width doors draw in plenty of natural light and provide direct access to the private south facing garden. Recently renovated throughout, the interiors are calm, cohesive and ready to enjoy, with a sleek separate kitchen positioned just off the living space for practical day-to-day living. Outside, the garden offers a peaceful spot for morning coffee, summer dining or simply unwinding at the end of the day. There's also the added bonus of a useful cellar, providing valuable extra storage.



WHAT ELSE?

Both Manor Park Elizabeth line and East Ham Station are within easy reach, giving you fast connections across London. From Manor Park, the Elizabeth line reaches Liverpool Street in around 15 minutes, making daily commuting particularly convenient. Plashet Park is just around the corner, with its ornamental gardens, tennis courts, café and wide open green spaces providing a welcome escape close to home. High Street North is nearby for everyday essentials, while local favourites including The Boleyn Tavern, Central Park Café and the independent shops and eateries around East Ham offer plenty to enjoy throughout the week.

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