



Wall End Road | | London | E6 2NW

Guide price £160,000

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GROUP ESTATES



## Key features

- One-bedroom flat on the third floor
- Bright and comfortable reception room
- Practical and efficiently arranged kitchen
- Good-sized bedroom with flexible layout options
- Functional bathroom
- Purpose-built block
- Excellent transport links via East Ham Station and local bus routes
- Close to shops, cafes, schools, and local green spaces
- Ideal for first-time buyers, investors, or professionals

## Description

Smart and Convenient One-Bedroom Flat in East Ham, E6.

This property is offered with a guide price between £160,000 and £1800,000, presenting an excellent opportunity to acquire a well-maintained home in a convenient location.

Set on the third floor of a purpose-built block, this bright and neatly arranged one-bedroom flat on Wall End Road offers a fantastic opportunity for first-time buyers, investors, or professionals seeking a home in a well-connected East London location.

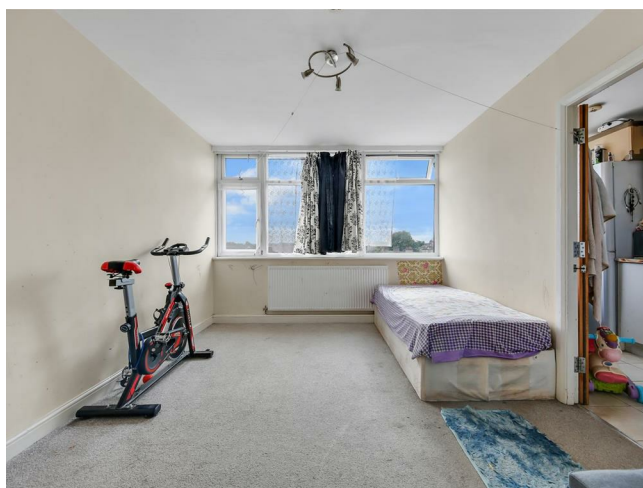
The flat features a well-proportioned reception room with space for both lounging and dining, while the separate kitchen provides a practical layout for everyday cooking. A generously sized double bedroom and a three piece bathroom complete the accommodation.

The property benefits from a thoughtful layout that makes effective use of the space and offers comfortable living in a quiet residential setting. East Ham Underground Station (District and Hammersmith & City lines) is within walking distance, with local bus routes offering easy access to Stratford, Barking, and Ilford. A wide range of amenities, including shops, parks, and schools, are all close by.

In summary, Flat 18, Wall End Court is a one-bedroom home in a popular E6 location—ideal for those looking to step onto the property ladder or add a solid investment to their portfolio. Early viewings are highly recommended to appreciate the full potential and value of this property.

## Directions

Flat 18, Wall End Court is conveniently located on Wall End Road, offering excellent access to local transport links. East Ham Underground Station (District and Hammersmith & City lines) is within walking distance, providing direct routes into central London. The area is well-served by local bus routes, with nearby stops connecting to Stratford, Ilford, and Barking. A variety of local amenities are close at hand, including supermarkets, cafes, schools, and green spaces, making this a well-connected and





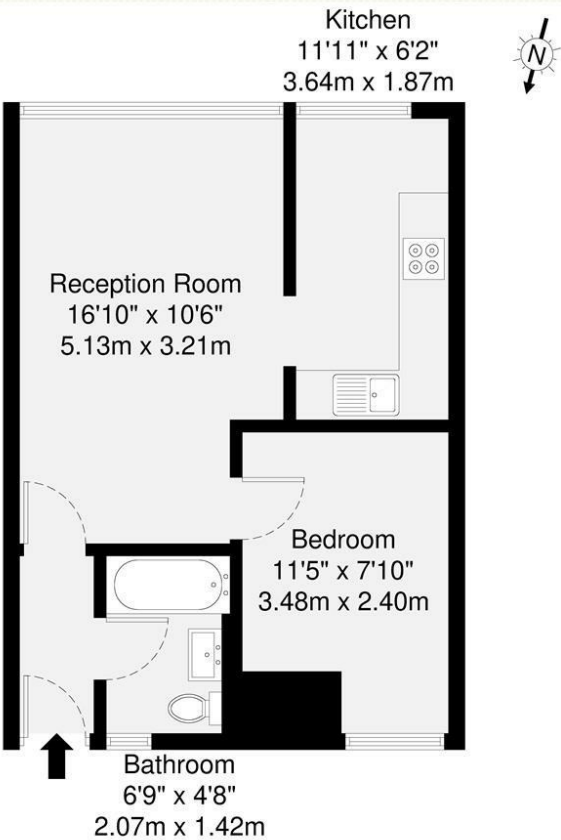
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Wall End Court, E6

GROSS INTERNAL AREA  
38.7 sq m / 416 sq ft



Third Floor

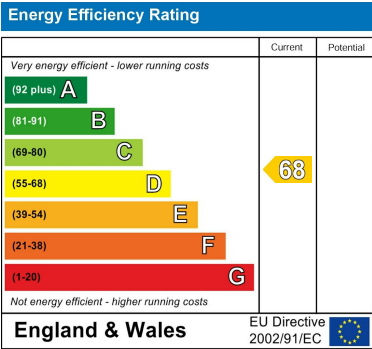
GROSS INTERNAL AREA (GIA)  
The footprint of the property  
38.7 sq m / 416 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.0 sq m / 0.0 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
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.



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