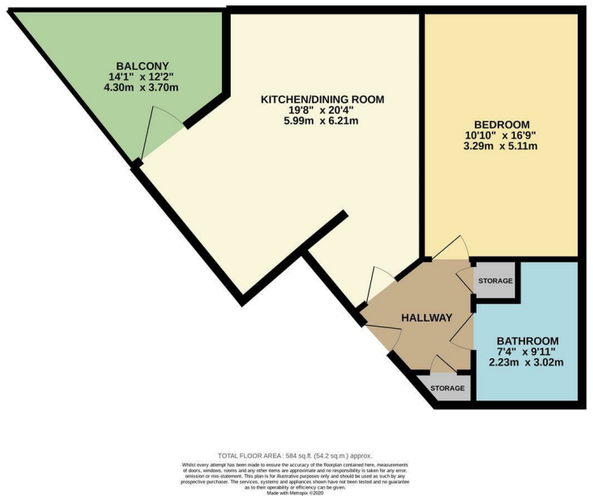


TOTAL FLOOR AREA : 584 sq.ft. (54.2 sq.m.) approx.

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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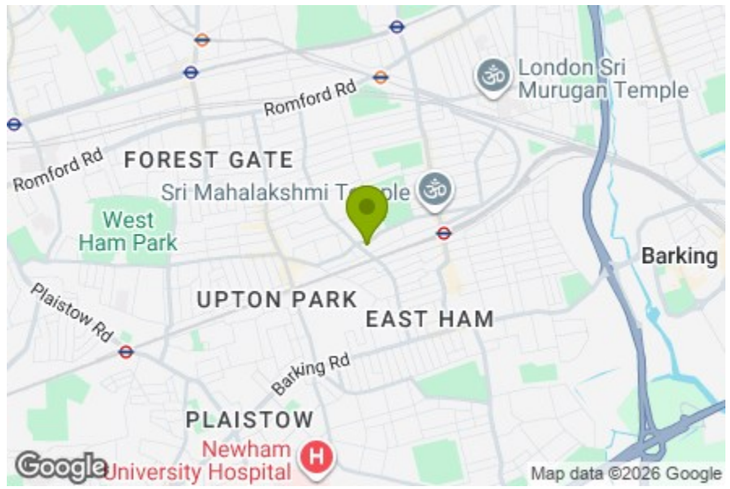
Kitchen/Dining room
19'7" x 20'4"

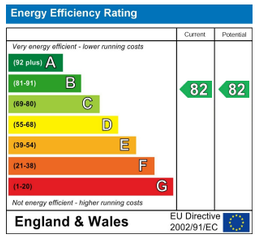
Bathroom
7'3" x 9'10"

Storage

Bedroom
10'9" x 16'9"

Balcony
14'1" x 12'1"





E11, E7, E12 & E15
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E17 & E10
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OBERON COURT, EAST HAM

Offers In Excess Of £280,000 Leasehold

1 Bed Apartment - Purpose Built

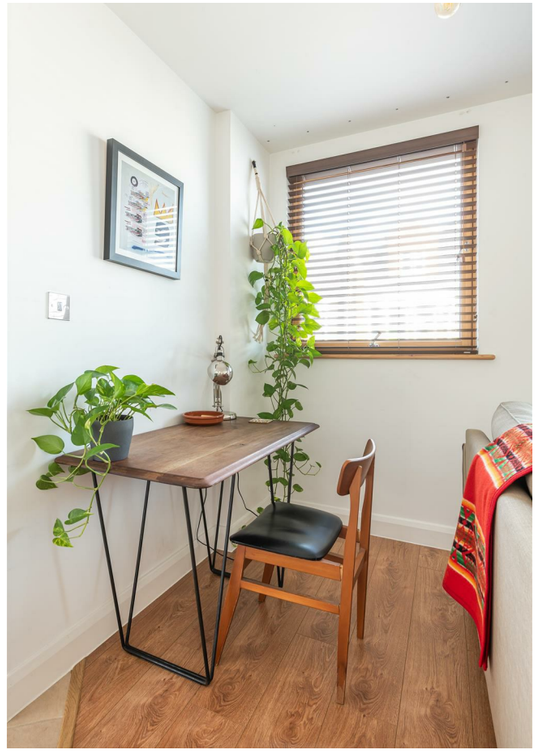
Features:

- One Bedroom
- Purpose Built Development
- Open Plan Living Space
- Balcony
- Short Walk to East Ham Station
- Gated Car Park
- Sustainable Living

A spacious and characterful one bedroom purpose-built apartment on the first floor of a low rise, modern development. Not only do you have a generous balcony and open plan living space, here you're perfectly positioned between a choice of transport links with the serenity of Plashet Park mere moments away.

Plashet Park, formerly the gardens of a grand country house and opened in 1891, is a mere five minutes around the corner for whenever you want to get back to nature. You've plenty of space to unwind and find that perfect lunch spot in the shade of the trees.

REQUEST A VIEWING
0203 397 2222















IF YOU LIVED HERE...

You'll be enjoying all the joys of open plan living in a triumph of innovative design. Your lounge area is a generous, light-filled space with sleekly engineered timber flooring flowing underfoot, on-trend pendulum lighting and pristine white walls. Through to the eat-in kitchen area for a glorious spot to concoct culinary classics while guests sit at the table or in warmer months throw open the doors to delight in your charming and uncommonly sizeable corner balcony.

Next door and your immaculate double bedroom's another huge space coming in at over 170 square feet with hard-wearing neutral carpet underfoot, built-in storage and blessed with yet more swathes of natural light courtesy of its floor-to-ceiling windows. The bathroom comes with both a tub and a double length dedicated shower cubicle so you can soak away the day at leisure or refresh yourself quickly, as you wish. Lastly, there's a lift for easy access and a wealth of outside space including a communal garden with children's play area and roof gardens with sumptuous skyline views over the city.

Outside and both Upton Park and East Ham tube stations are around a ten minute walk, for the Circle, District and Hammersmith & City tube lines. Liverpool Street is just sixteen minutes direct or head just a couple of stops in the other direction to Barking, where you can hop on a train to Southend-on-Sea and be on the beach in less than an hour. Drivers will be happy to know they have allocated parking and can be on the North Circular in nine minutes.

WHAT ELSE???
- Parents will be pleased to know you have no fewer than thirty one primary/secondary schools rated 'Good' or better by Ofsted in a one mile radius alone. An incredible fifteen of these are deemed 'Outstanding'.
- Reach all your Fitbit goals at easyGym East Ham, just nine minutes away on foot. An array of free-weights, a training zone and cardio machines all come with web access so you can surf the internet while you work out.



A WORD FROM THE OWNER...

"I have really enjoyed living here and the flat is so spacious and light and has a great vibe to it! the added bonus of the balcony and roof terraces are perfect for sunny afternoon beers! The area is changing all the time with coffee shops and great pubs popping up all the time. Its so well connected and i can get anywhere i want quickly with the use of so many stations close by. Its also going to benefit hugely when the crossrail is completed. The sense of community within the building is fantastic - especially during lockdown!! "

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