



Welbeck Road, London, E6 3ET

£450,000



£450,000

# Welbeck Road

London, E6 3ET

- Two Bedrooms
- Potential to Extend (STPP)
- Close Proximity to Barking Road's Shops and Amenities
- Through Lounge
- Private Garden

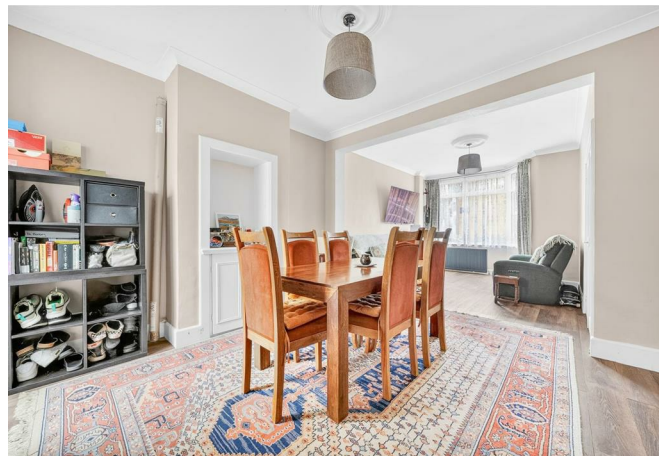
Sandra Davidson are pleased to present this two bedroom family home on Welbeck Road in the heart of East Ham.

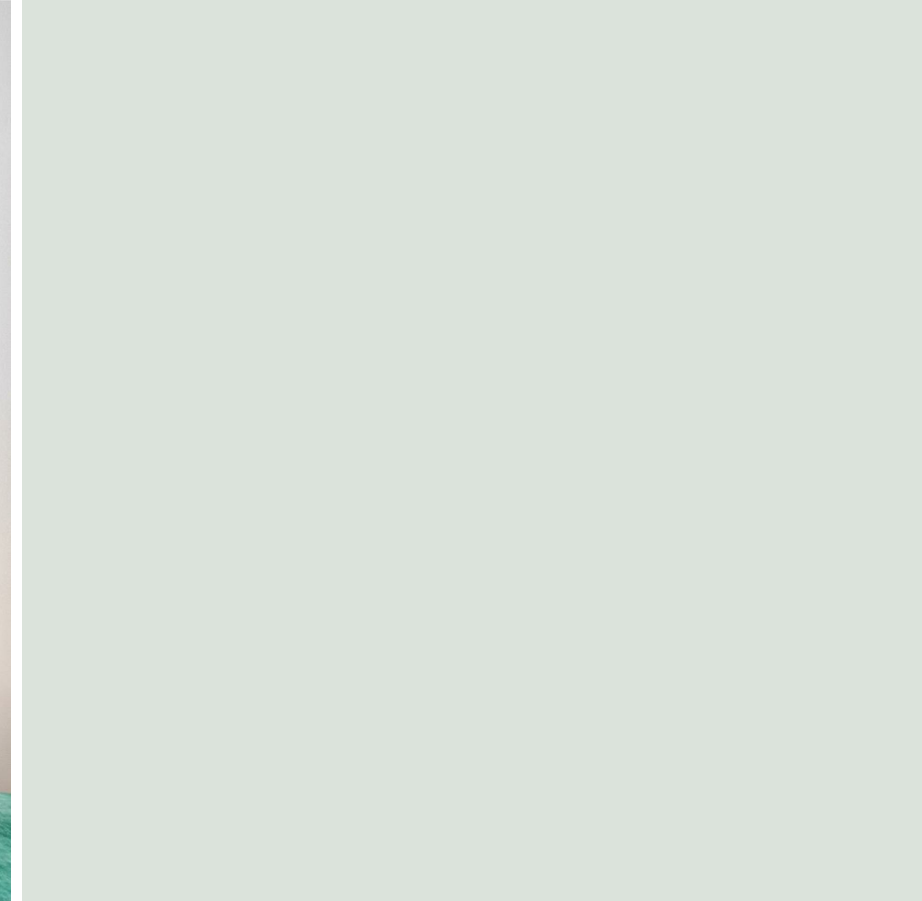
As you step inside, you are greeted by a spacious through lounge. The well-appointed fitted kitchen boasts ample storage and countertop space. A bathroom and utility area complete the ground floor.

Venturing to the first floor, you will find two generously-sized double bedrooms, with a Loft Room with storage, offering scope to be used as a home office.

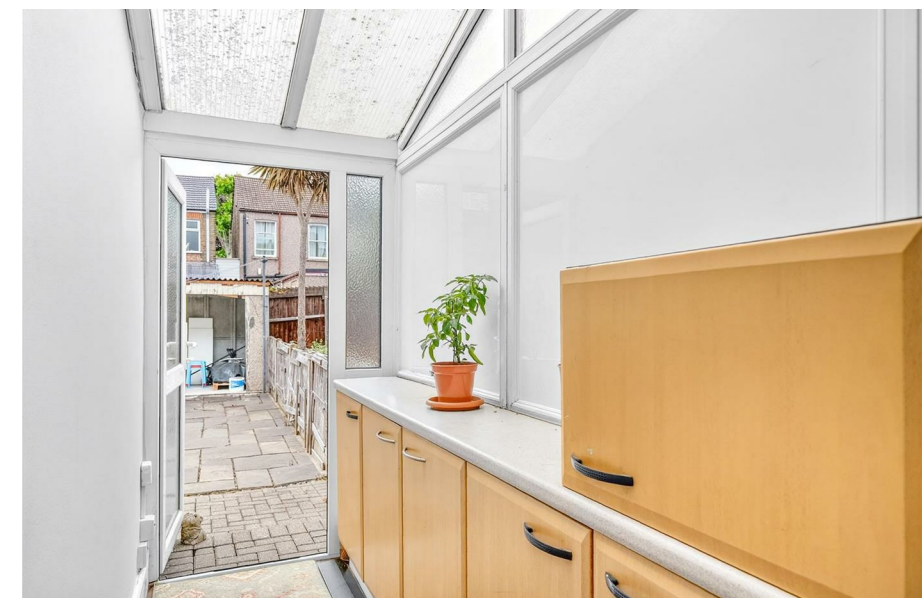
Externally there is a low-maintenance private rear garden.

The property is close to local shops and amenities as well as the nearby Central Park. There is easy access towards Upton Park, East Ham, Barking Road, and the A13 for routes into Central London.





Directions

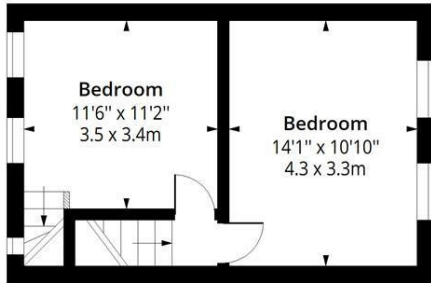




## Floor Plans

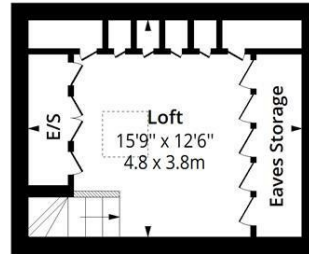
## Welbeck Road E6

Approx. Gross Internal Area 983 Sq Ft - 91.32 Sq M  
Approx. Gross Eaves Storage Area 45 Sq Ft - 4.18 Sq M  
Approx. Gross Shed Area 29 Sq Ft - 2.69 Sq M



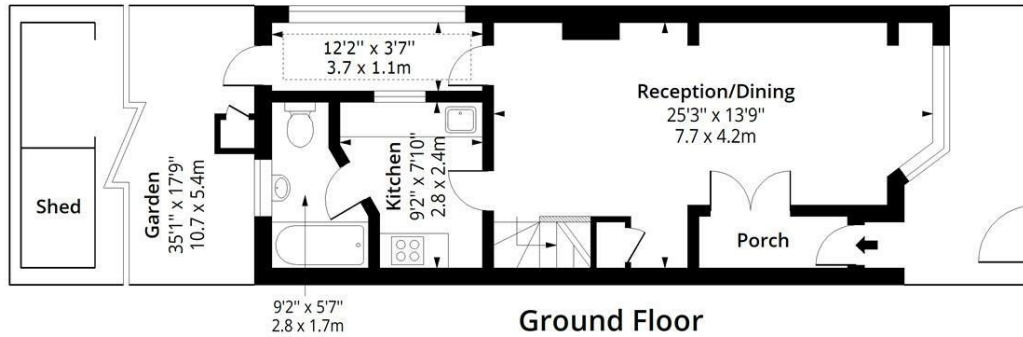
## First Floor

Floor Area 320 Sq Ft - 29.73 Sq M



## Second Floor

Floor Area 151 Sq Ft - 14.03 Sq M



## Ground Floor

Floor Area 512 Sq Ft - 47.56 Sq M



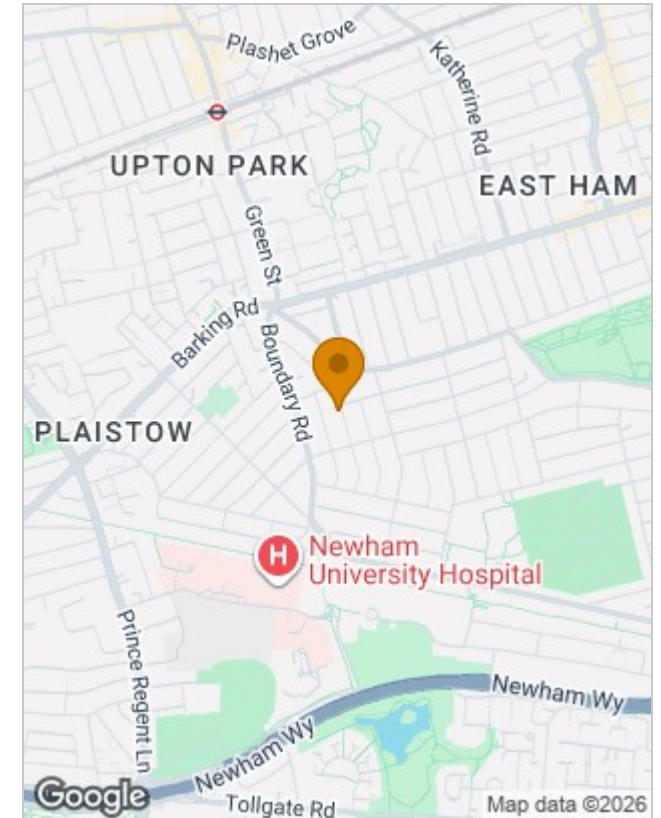
Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

lpaplus.com

Date: 13/6/2026



## Location Map



### Energy Performance Graph

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

## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211  
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

10 Roding Lane South, Essex, IG4 5NX  
Tel: 020 8551 0211 Email: [redbridge@sandradavidson.com](mailto:redbridge@sandradavidson.com) <https://www.sandradavidson.com>