



## 4 Pembroke Road, London – E6 5XJ

£240,000 Leasehold

Ideal for first-time buyers, professionals, or investors • Spacious 1-Bedroom Flat in Beckton, E6 • Private Rear Garden and Garage – rare for the area • Just a 2-Minute Walk from Beckton Station (DLR) • Excellent Transport Links to Canary Wharf (20 mins), Stratford (15 mins), and Bank (30 mins) • London City Airport only 10 minutes away by DLR • Well-Maintained & Move-In Ready • Great Local Amenities including Gallions Reach Shopping Park, Beckton District Park, and nearby schools



**HIGHCASTLE  
ESTATES**

**020 3026 4420**  
**sales@hceuk.com**

A rare find in Beckton, E6: this 1-bedroom flat, just a 2-minute walk from Beckton Station, comes with a private garden, garage and loft space. Ideal for commuters with London City Airport just 10 minutes away, it's perfect for first-time buyers or investors seeking convenience. Council Tax band: B

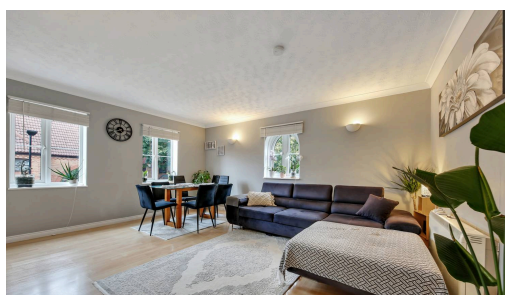
Tenure: Leasehold

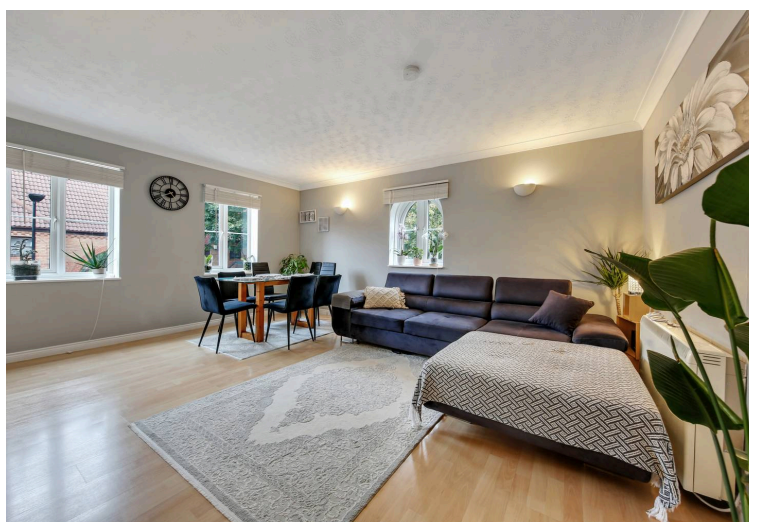
EPC Energy Efficiency Rating: D

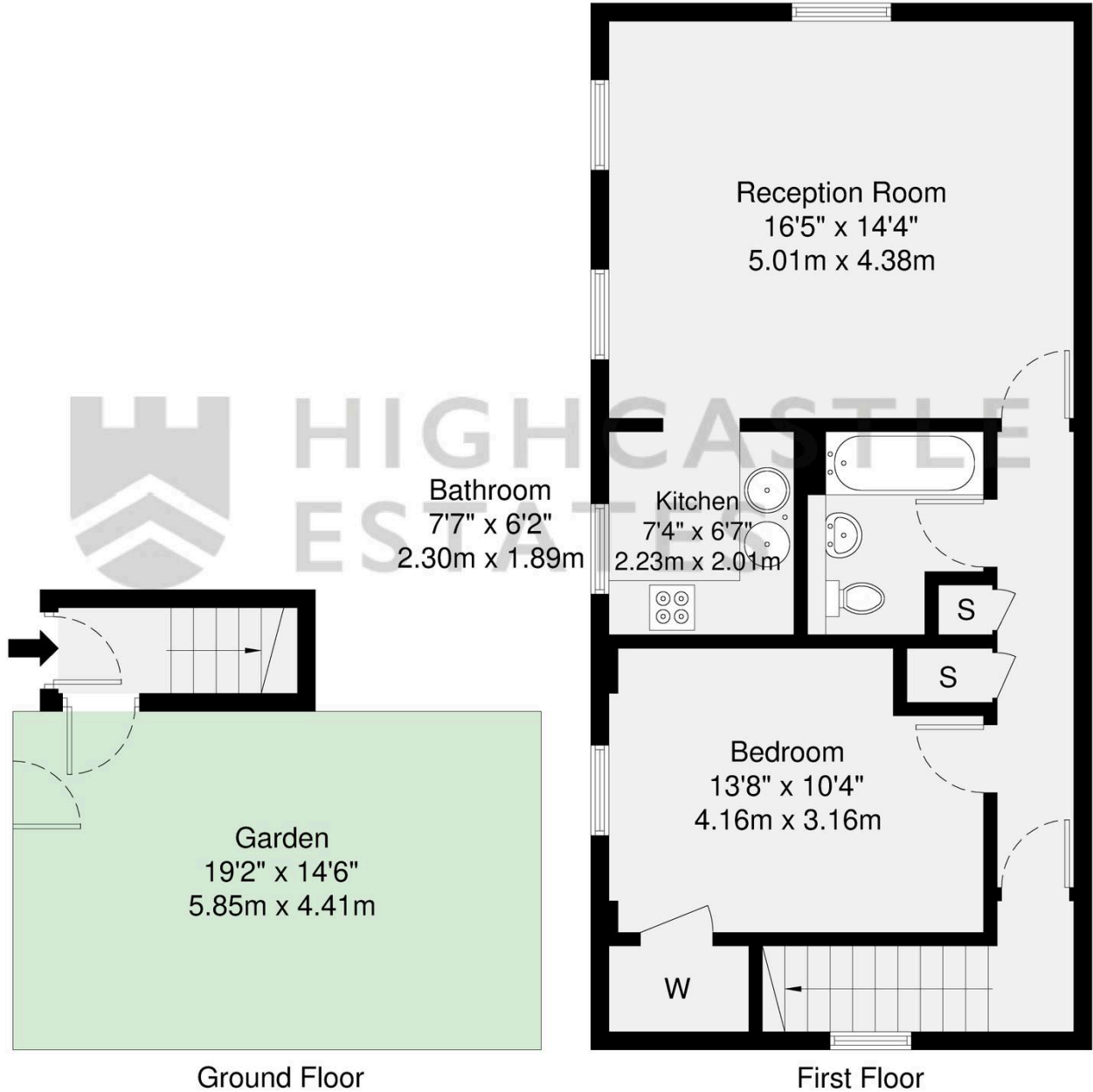
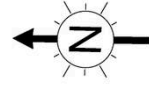
EPC Environmental Impact Rating: E



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GROSS INTERNAL AREA (GIA)  
The footprint of the property  
60.2 sq m / 647 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
2.2 sq m / 23 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
25.8 sq m / 277 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.

**Maison  
VUE**

You can include any text here. The text can be modified upon generating your brochure.