

## 28a Cruikshank Road, London - E15 1SN

£300,000 Leasehold

Modern bathroom with contemporary fixtures • Spacious double bedroom with garden views • Bright and generously sized living area • Quiet residential road with excellent transport links • Vacant & chain-free – ready for immediate occupation • Close proximity to Elizabeth Line stations • Close to local shops, schools, parks, and amenities • Ideal for first-time buyers or investors • Potential to Extend (STPP)



**HIGHCASTLE  
ESTATES**

**020 3026 4420**  
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GUIDE PRICE £300,000 to £325,000 Set on a quiet street near Stratford and Maryland stations, this charming garden flat offers superb transport links, vibrant local culture, and access to Westfield, Queen Elizabeth Olympic Park, and green spaces—ideal for those seeking connection, community, and room to grow.

Council Tax band: B

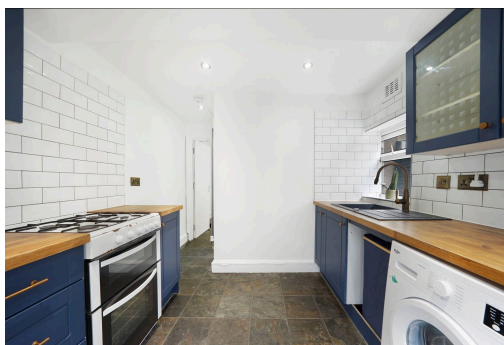
Tenure: Leasehold

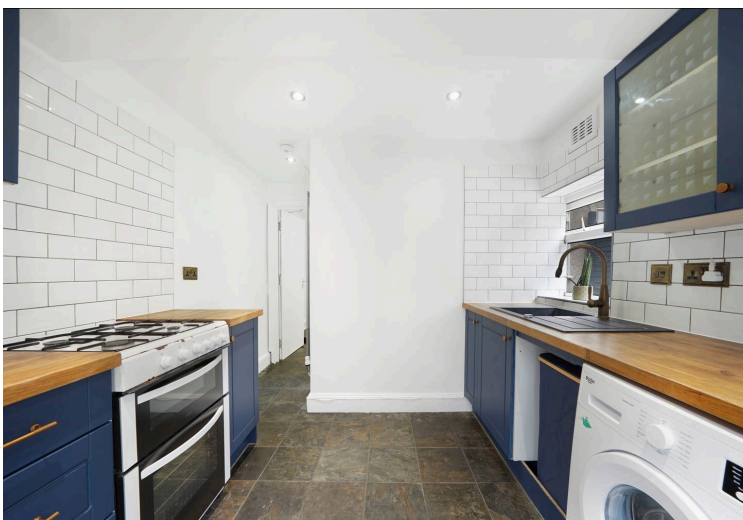
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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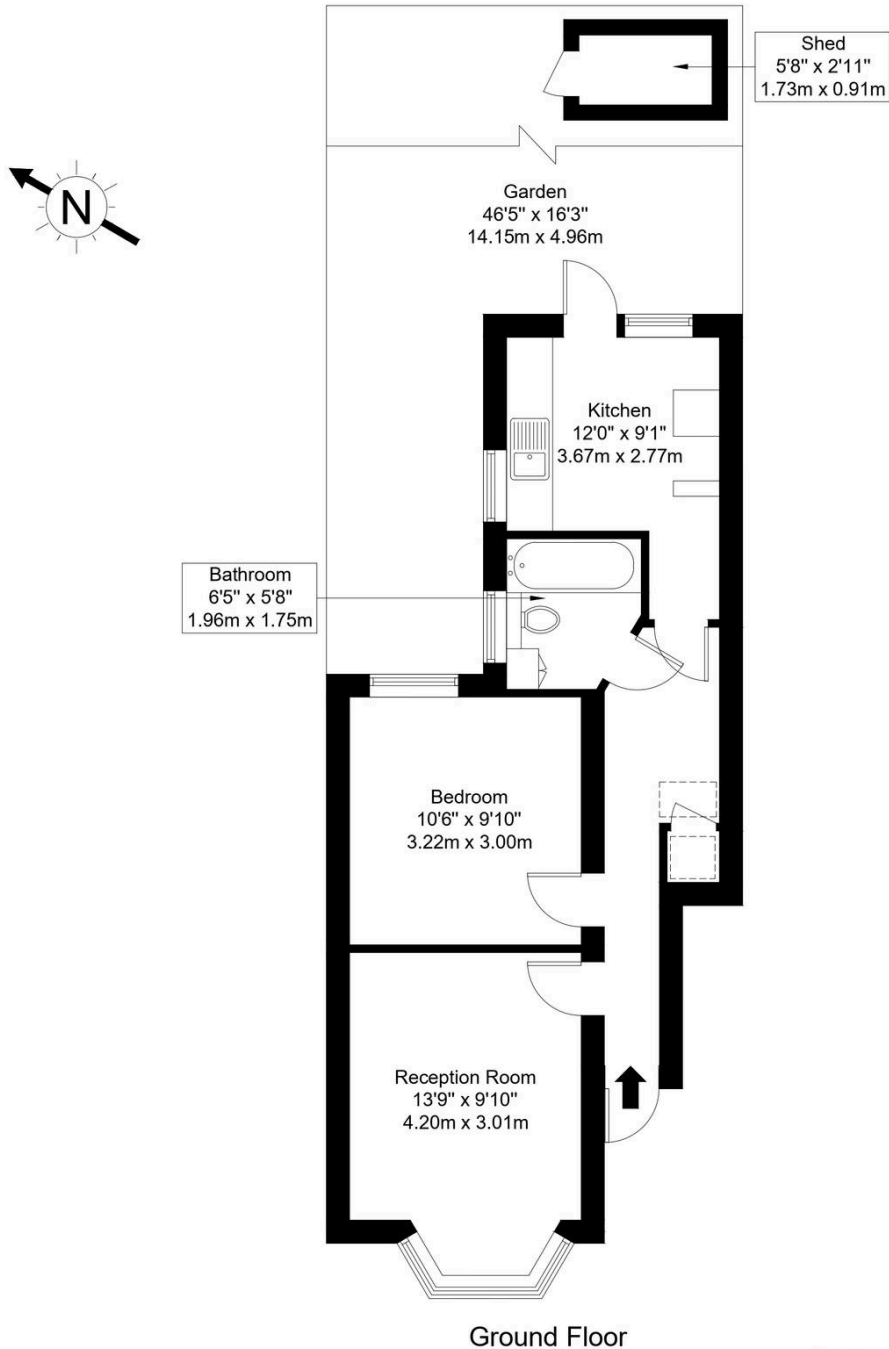


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Approx Gross Internal Area = 41.3 sq m / 446 sq ft

Shed = 1.6 sq m / 17 sq ft

Total = 42.9 sq m / 462 sq ft



Ref :

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**B L E U  
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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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