

Total Area: 91.3 m² ... 983 ft² (excluding patio)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
20'11" x 19'2"

WC

Patio
9'7" x 9'2"

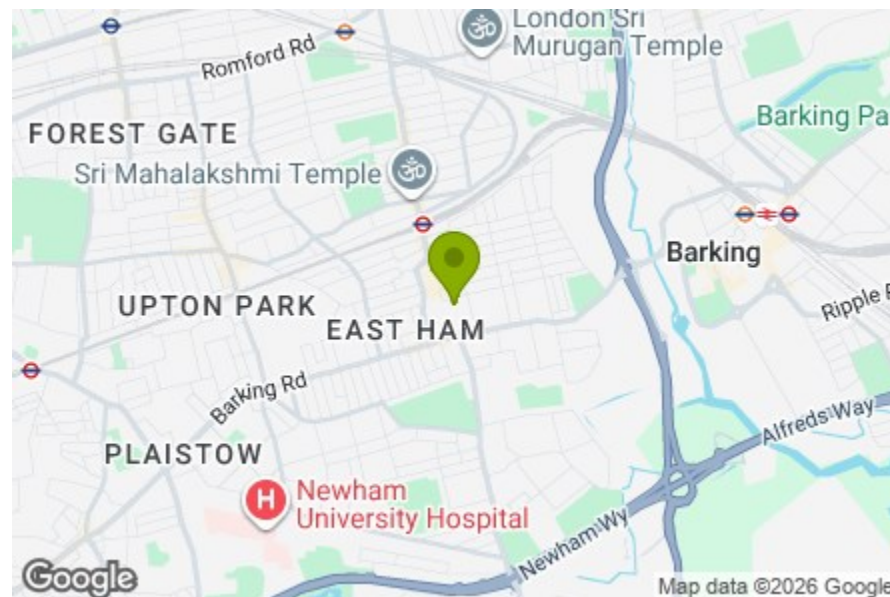
Bathroom
6'11" x 6'1"

Bedroom
13'7" x 10'0"

Bedroom
10'7" x 8'9"

Bedroom
13'8" x 8'9"

Ensuite



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



KEMPTON MEWS, EAST HAM

£500,000 Leasehold
3 Bed Flat



Features:

- Three Bedroom Maisonette
- Leasehold
- Courtyard Garden
- Good Decorative Order
- Own Front Door
- Gated Development
- Close to East Ham Station
- Ensuite to Master Bedroom
- Downstairs WC

Set within a private gated development, this spacious three-bedroom maisonette offers a rare balance of style and convenience. Arranged over two floors, the home benefits from its own front door, a secluded courtyard garden and an en suite to the main bedroom. A downstairs WC adds further practicality, while the interiors are attractively presented throughout. The setting combines a sense of security with excellent access to East Ham Station, making it an ideal choice for both commuting and leisure. With generous proportions and a thoughtful layout, this home provides comfortable modern living in a well-connected location.

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IF YOU LIVED HERE...

The home forms part of a contemporary brick-fronted terrace, its tall windows and crisp architectural lines giving it a confident modern character. A cobbled pathway leads to the front door, while landscaped communal areas bring greenery and balance to the setting.

Inside, the hallway sets a welcoming tone with wood floors, bold panelling and thoughtfully designed storage, while a separate WC finished in deep green and patterned wallpaper adds a stylish touch.

The heart of the home lies within the open-plan kitchen and reception, where clean-lined cabinetry and dual-aspect windows combine with sliding doors to create a wonderfully light and flowing space. Dining and living areas are perfectly placed for both everyday ease and relaxed entertaining, with the adjoining courtyard offering a secluded retreat that could be softened with fragrant planting or climbing greenery, creating a tranquil urban haven.

Upstairs, the main bedroom offers a calming palette and fitted wardrobes, along with the luxury of its own en suite shower room. Two further bedrooms, both bright and well-proportioned, also feature built-in storage, with full-height windows maximising natural light and enhancing the sense of openness. The family bathroom is styled in soft grey tiling and crisp white, complete with a bath and overhead shower, while a

frosted window lends privacy without sacrificing brightness.

Altogether, the house offers a harmonious blend of contemporary design and comfort, with versatile interiors and outdoor space that invites a touch of creativity, promising an effortless yet inspiring lifestyle.

The location places you within easy reach of a wealth of local amenities and green spaces. East Ham High Street is close by, offering a lively mix of shops, cafés and everyday conveniences. For a relaxed drink or dinner out, The Red Lion provides a welcoming local setting, while the beautifully restored Boleyn Tavern offers grandeur and charm in equal measure. Green space is plentiful, with Central Park providing tree-lined walks, open lawns and a café at its heart, while Plashet Park lies in the other direction, giving even more choice for outdoor leisure. Families will also find excellent schooling nearby, including the highly regarded Vicarage Primary School.

WHAT ELSE?

East Ham Station is less than ten minutes from your door, placing both the District and Hammersmith & City lines within easy reach for swift journeys across London. A wide choice of local bus routes further enhances connections, ensuring smooth links to neighbouring areas and beyond, whether for commuting, shopping or exploring the city.



A WORD FROM THE OWNERS...

"When we first moved into this lovely mews in East Ham, we were drawn in by how peaceful it felt — tucked away from the main roads, but still just minutes from everything we needed. It's been a wonderful place to start our journey as a young family.

One of the things that really stood out to us early on was how many excellent schools are right on the doorstep. Even though our little one is still a baby, it's been reassuring knowing we're surrounded by highly rated options like Brampton and Cumberland — both of which have fantastic reputations in the area.

We've also come to really appreciate how much green space there is nearby. Central Park is just a few minutes away and has become part of our daily routine — whether it's a quick walk, letting little ones play, or grabbing coffee from the café. And when we want a bit more open space, Wanstead Flats is only a short drive or cycle away.

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