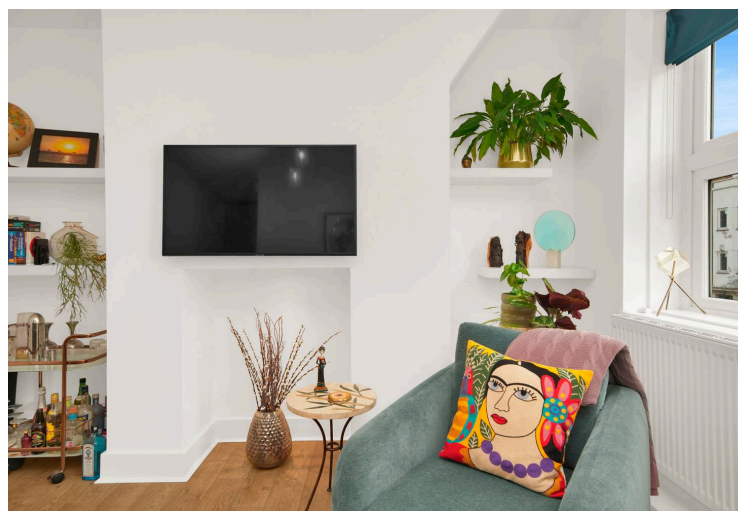




10 Germander Way, London – E15 3AB

£375,000 Leasehold

Beautifully refurbished three-bedroom apartment • Spacious and bright reception room • Three well-proportioned bedrooms • Cherished and maintained by the owner for over 10 years • Long Lease • Building benefits from a newly installed roof • Recently revamped communal areas • Short walk (approx. 2 minutes) to West Ham Station (Jubilee, District, Hammersmith & City, DLR & National Rail) • Ideal for young families, first-time buyers, commuters, or investors



**HIGHCASTLE
ESTATES**

020 3026 4420
sales@hceuk.com

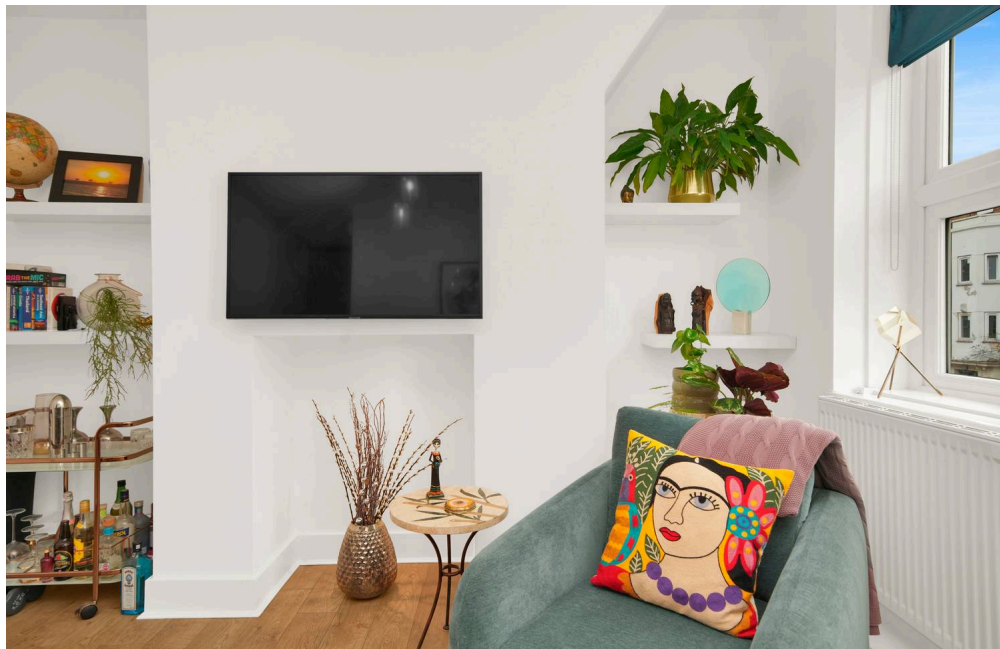
GUIDE PRICE £375,000 to £400,000 Refurbished three-bed apartment with modern interiors, communal garden, and excellent transport links near West Ham Station. Ideal for families, commuters, and investors. 749 sq ft.

Council Tax band: B

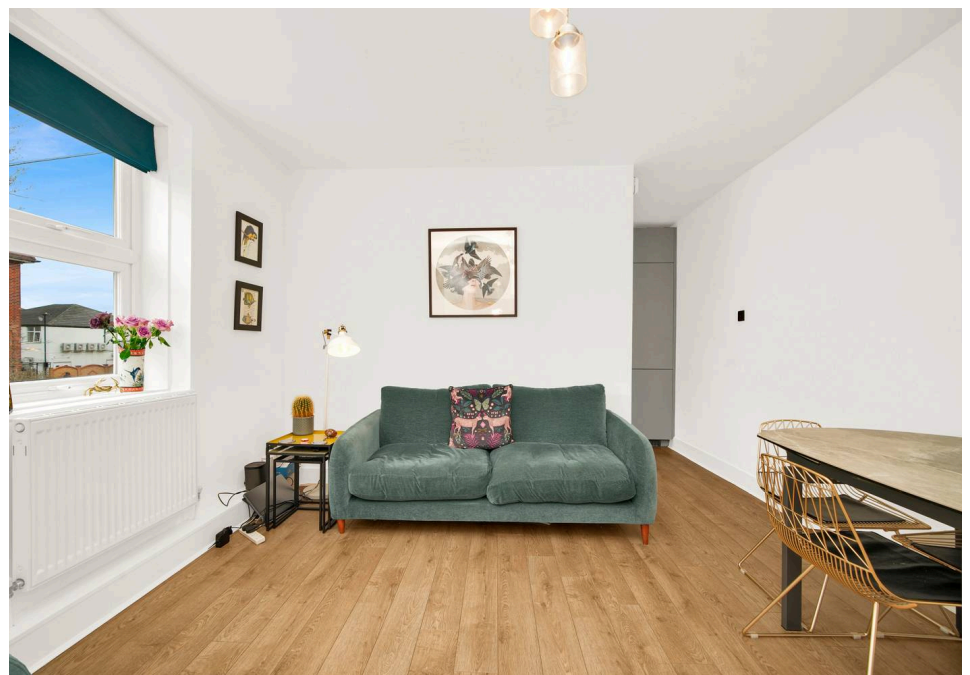
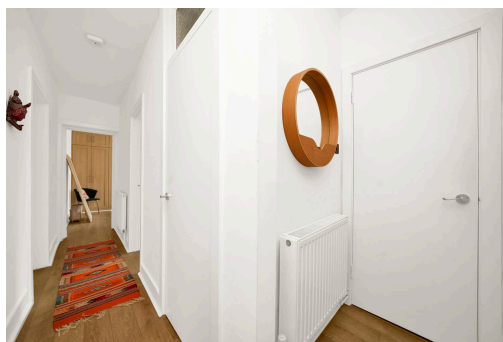
Tenure: Leasehold

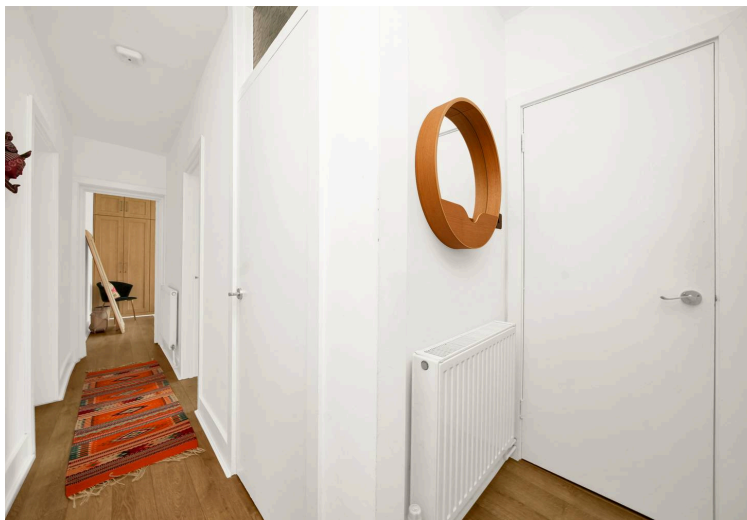
EPC Energy Efficiency Rating: C

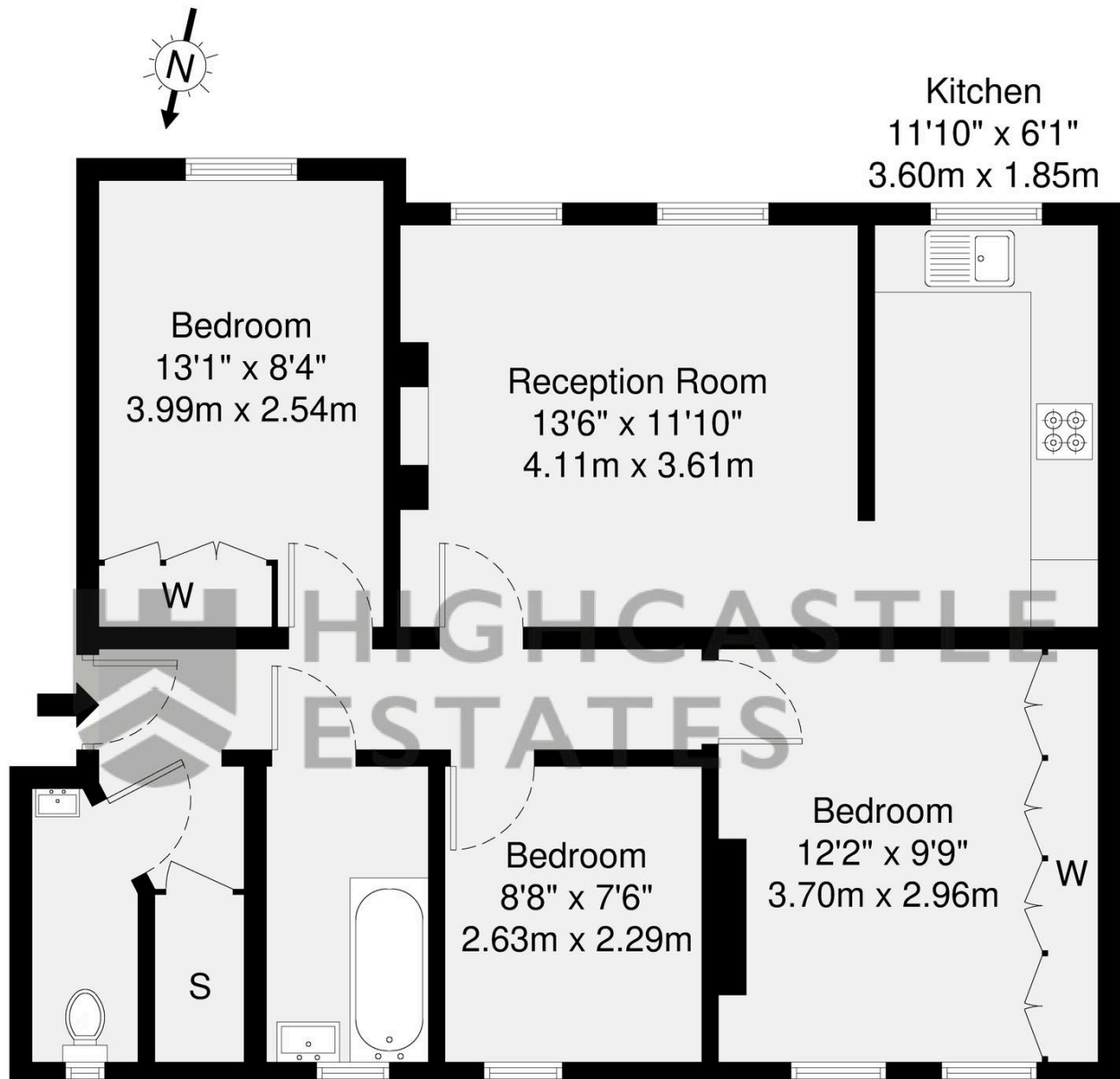
EPC Environmental Impact Rating: C



- Beautifully refurbished three-bedroom apartment
- Spacious and bright reception room
- Three well-proportioned bedrooms
- Cherished and maintained by the owner for over 10 years
- Long Lease
- Building benefits from a newly installed roof
- Recently revamped communal areas
- Short walk (approx. 2 minutes) to West Ham Station (Jubilee, District, Hammersmith & City, DLP & National Rail)







First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
69.6 sq m / 749 sq ft

TOTAL STORAGE SPACE
Storage and wardrobe total area
3.7 sq m / 39 sq ft

EXTERNAL FEATURES
Garden, Balcony, Terrace, Verandah etc.
0.0 sq m / 0.0 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.