



**Boleyn Road**  
**London, E6 1QB**

£245,000

**Gao**  
GetAnOffer



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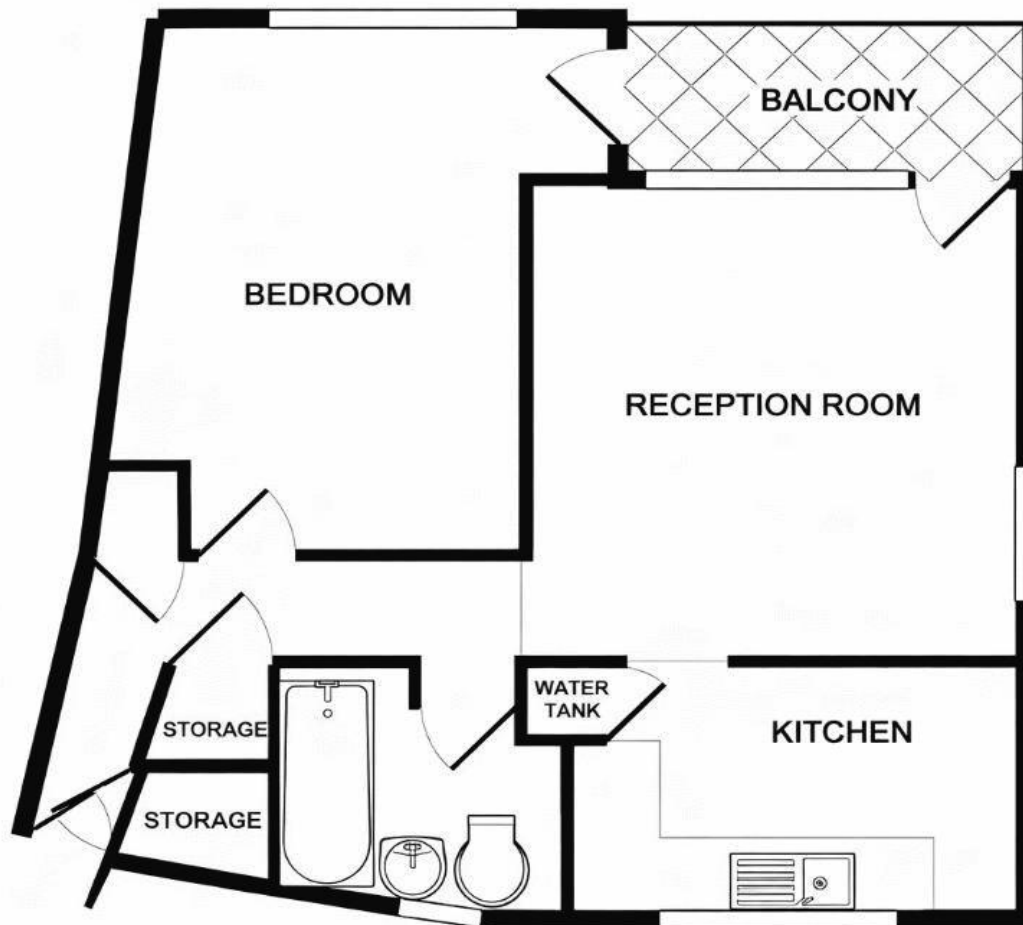
## MAIN FEATURES:

- **Seventh Floor Apartment Benefitting from No Onward Chain**
- **Fitted Kitchen**
- **Lounge/Diner**
- **Double Bedroom**
- **Bathroom/WC**
- **Private Balcony**

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Set on the seventh floor of a well-maintained development, this bright and inviting apartment on Boleyn Road, offers an excellent opportunity for first-time buyers or investors alike. The property features a fitted kitchen, ideal for everyday living, and a spacious lounge/diner that opens directly onto a private balcony—perfect for enjoying elevated views and outdoor relaxation. The apartment benefits from clean, well-kept communal areas and secure access, providing peace of mind and a pleasant living environment. Its elevated position allows for plenty of natural light, enhancing the sense of space throughout.

Located in a highly popular part of East London, Boleyn Road is well placed for local amenities, including shops, cafés, and green spaces. Excellent transport links are within easy reach, with nearby Underground and bus routes offering swift access into Central London and beyond. The area continues to see strong demand due to ongoing regeneration and community appeal, making this property a smart choice for both lifestyle and long-term value. Early viewing is highly recommended to appreciate all this home has to offer.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	63 D
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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