

7 Rawstone Walk, London – E13 0HZ

£340,000 Leasehold

Spacious 2/3-bedroom maisonette spanning two floors with flexible living arrangements • Large reception room (15'0" x 12'9") ideal for entertaining or family living • Generous kitchen (13'3" x 8'7") with potential for modernisation and dining space • Two bathrooms – a ground-floor WC and a full family bathroom upstairs • Over 800 sq ft (approx.) of living space offering excellent potential • Estimated rental yield of 6.85% – a strong buy-to-let investment • Ideal for first-time buyers looking for a blank canvas to personalise • Well-connected location near Upton Park Station (District & Hammersmith & City Lines) • Close to Stratford, Westfield, and the Olympic Park, plus Street Market and West Ham Park • Excellent local amenities including schools, nurseries, gyms, and healthcare



**HIGHCASTLE
ESTATES**

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2-Bedroom SPLIT-LEVEL Maisonette a stones throw away from PLAISTOW UNDERGROUND STATION on Rawstone Walk, E13. Attractive opportunity for FIRST TIME BUYERS or INVESTORS alike, with a potential rental yield of 6.85% per annum.

Council Tax band: B

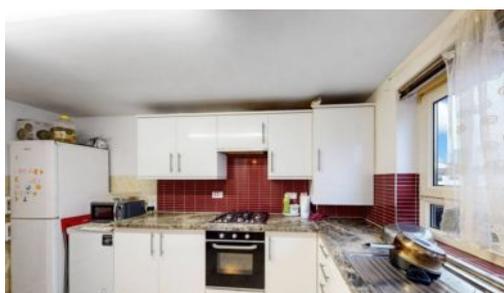
Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



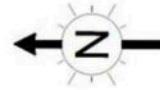
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Rawstone Walk, E13 0HZ

Approx Gross Internal Area = 36.76 sq m / 396 sq ft



First Floor

Second Floor

Ref :

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PLAN**

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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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