



Outram Road, London, E6 1JP

Asking Price £625,000



WARNING  
DO NOT TOUCH  
THIS EQUIPMENT  
UNLESS YOU ARE  
A QUALIFIED ELECTRICIAN

# Outram Road

London, E6 1JP

Local Authority: Newham

Tax Band: C

- EPC RATING C 71
- CLOSE TO EAST HAM UNDERGROUND STATION
- SIX BEDROOMS
- KITCHEN EXTENDED
- COUNCIL TAX C
- CLOSE TO SHOPS & AMENITIES
- CHAIN FREE
- LOFT CONVERTED
- THREE SHOWER ROOMS
- CALL NOW TO VIEW

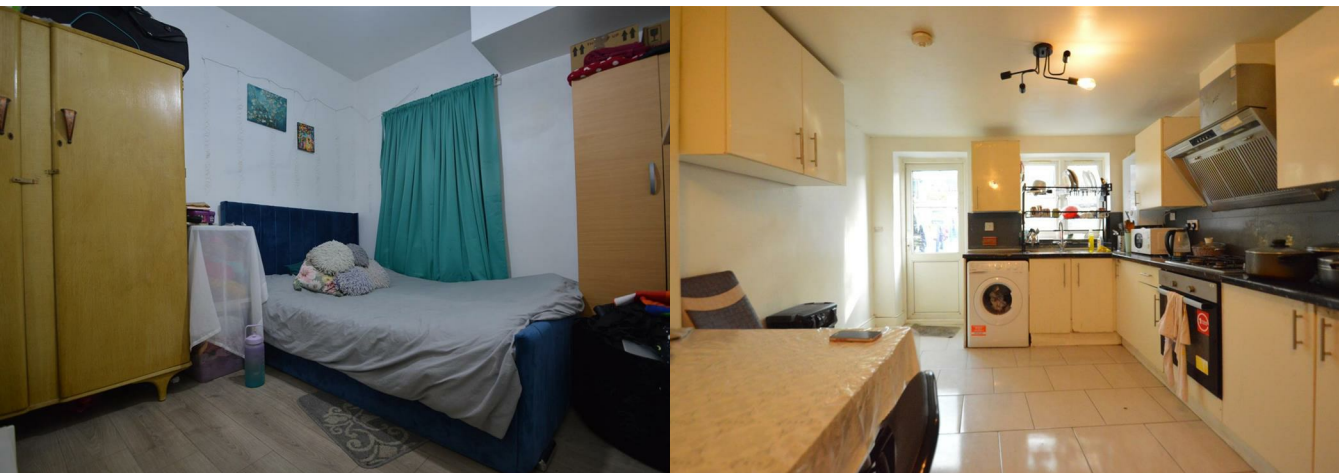
\*\*\* Asking price £650,000 \*\*\*

Sandra Davidson Estate Agents are delighted to offer for SALE; Nestled on the charming Outram Road in London, this impressive terraced house offers a wealth of space and potential for discerning buyers. Spanning an expansive 1,550 square feet, the property boasts two generous reception rooms, perfect for entertaining guests or enjoying family time. With six well-proportioned bedrooms, there is ample room for a growing family or the possibility of creating a comfortable home office.

The house features three modern bathrooms, ensuring convenience for all residents. The thoughtful design of the property allows for easy conversion into two separate flats, making it an attractive investment opportunity for those looking to generate rental income or accommodate extended family.

With two boilers installed, the property promises efficient heating and hot water, enhancing comfort throughout the year. The location on Outram Road offers a blend of urban convenience and residential tranquillity, making it an ideal choice for families and professionals alike.

This property presents a unique opportunity to create a bespoke living space in one of London's vibrant neighbourhoods. Whether you are seeking a spacious family home or an investment with potential, this terraced house is sure to impress. Do not miss the chance to explore the possibilities that await within these walls.



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**ENTRANCE PORCH** 2'11" x 5'8" (0.89 x 1.75 )  
Double glazed door opening into a fully enclosed storm porch featuring tiled flooring.

**ENTRANCE HALL** 21'1" x 3'4" (6.45 x 1.04)  
Tiled flooring, carpeted stairs to first floor, radiator to flank, ceiling light, stairs leading to cellar, doors entering receptions and kitchen /diner

**RECEPTION ONE** 11'10" x 11'5" (3.63 x 3.48)  
Double glazed bay window to front, radiator, light, laminate wood flooring

**RECEPTION TWO** 11'4" x 10'10" (3.46 x 3.32)  
laminate wood flooring, fitted radiator, double glazed windows to rear, ceiling light

**KITCHEN AREA** 19'8" x 15'1" (6.00 x 4.62)  
Four ring gas hob integrated oven space and services for washing machine, tiled flooring, gas boiler is mounted on the wall, several overhead lights, double glazed window facing garden

**GROUND FLOOR BATHROOM** 6'6" x 4'11" (2.00 x 1.51 )  
Enclosed walk in shower cubicle, low level WC, corner wall hung hand wash basin, tiled walls and flooring, towel rail, Double glazed window facing garden, spotlights to ceiling, extractor fan

**FIRST FLOOR LANDING**

**BEDROOM 1** 10'10" x 15'1" (3.32 x 4.60 )  
Double glazed windows facing exterior, ceiling light, laminate wood flooring, radiator

**BEDROOM 2** 10'9" x 9'8" (3.28 x 2.95 )  
Double glazed window facing garden, laminate wood flooring, ceiling light, radiator



**BEDROOM 3** 9'7" x 6'6", 157'5" (2.94 x 2.48)  
Double glazed window facing garden, laminate wood flooring, ceiling light, radiator

**FIRST FLOOR BATHROOM** 6'9" x 5'6" (2.08 x 1.70)  
Walk in shower cubicle, low level WC, wall hung hand wash basin, tiled walls and flooring, towel rail, double glazed window to rear, light, extractor fan

**SECOND FLOOR LANDING**

**BEDROOM 4** 8'4" x 15'1" (2.55 x 4.62 )  
Double glazed ceiling window, fitted cupboards, laminate wood flooring, ceiling light,

**BEDROOM 5** 10'0" x 8'6" (3.06 x 2.60)  
Double glazed window facing garden, fitted wardrobe, laminate wood flooring, radiator, ceiling light

**BEDROOM 6** 6'11" x 9'1" (2.12 x 2.79)  
Double glazed facing garden, laminate wood flooring, ceiling light, radiator

**SECOND FLOOR BATHROOM** 3'8" x 6'3" (1.14 x 1.92)  
Walk in shower cubicle, low level WC, wall hung hand wash basin, tiled walls and flooring, towel rail, ceiling light, extractor fan

**EXTERIOR** 23'7" x 15'6" (7.21 x 4.74)  
The landscaped rear garden measures approximately 23' access to rear service road, door to outbuilding

**Agent Note**

None of the services and appliances have been tested by Sandra Davidson estate agents



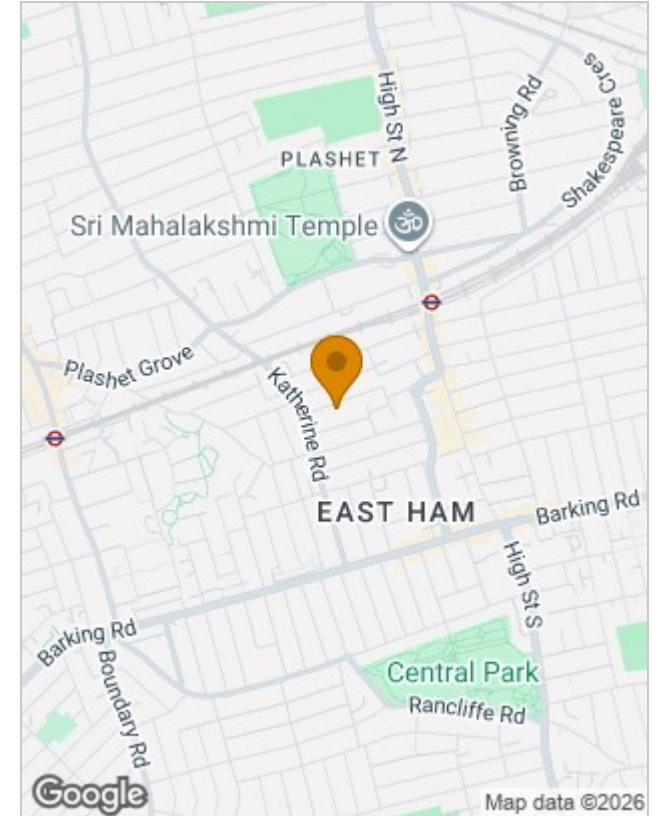




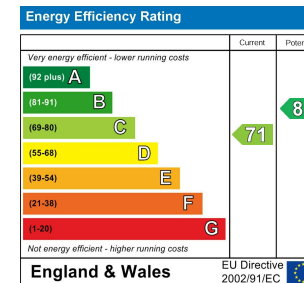
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.