michael steven

Guide price £375,000

Blenheim Road, London, E6 3EQ



2 Bedrooms

1 Bathroom

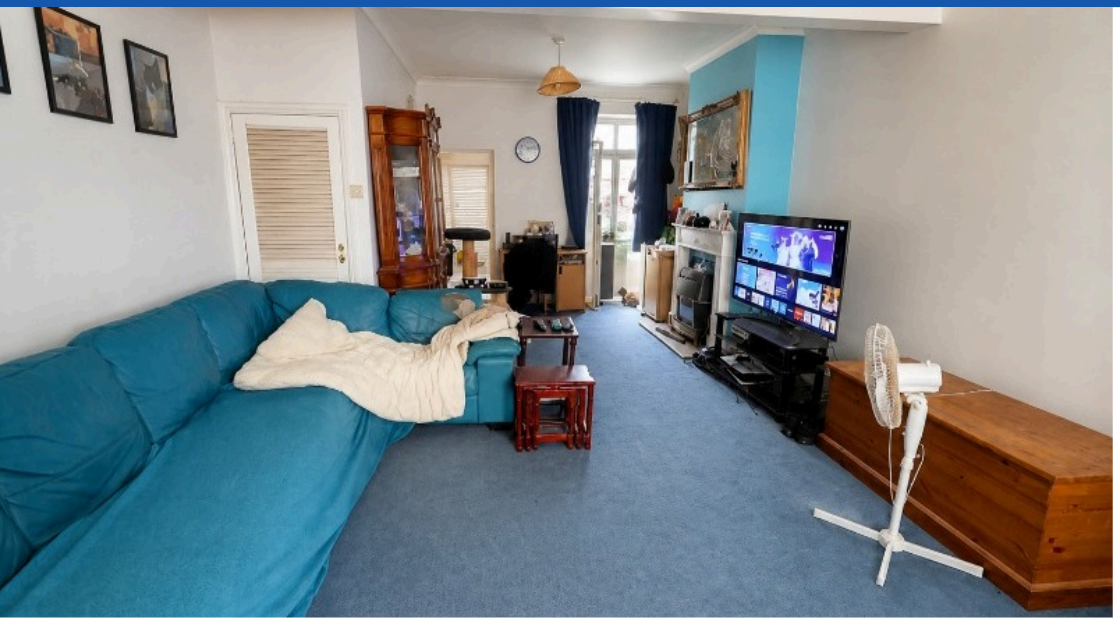
766 Barking Road, London E13 9PJ | steven@michaelsteven.co.uk

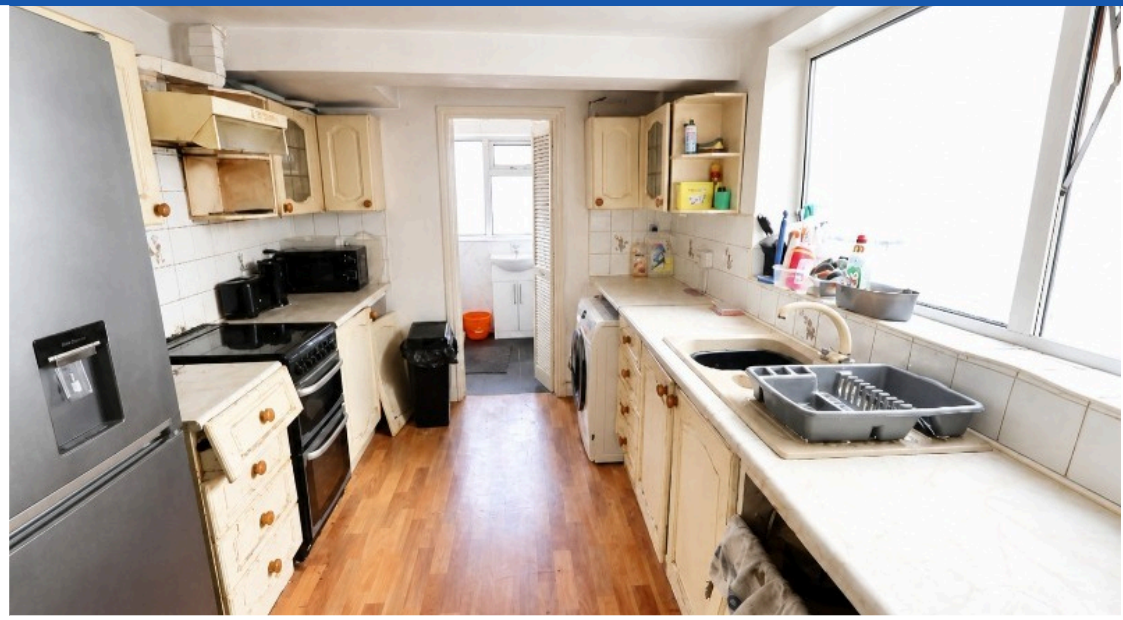
+442084726666

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Set on the highly regarded and attractive tree-lined Blenheim Crescent, this two double bedroom mid-terrace house offers excellent potential and is ideally located for local amenities, transport links and sought-after schools.
The property features a spacious through lounge, kitchen requiring modernisation, useful side lean-to with wall and base units, and a ground floor bathroom. Upstairs are two good-sized double bedrooms, with a rear window over the staircase allowing plenty of natural light onto the landing.
Further benefits include double glazing, gas central heating and a rear garden.
The location is a particular highlight, with Newham General Hospital, Upton Park Underground Station, Queens Market and a wide range of local shops all within easy reach. The property is also within the catchment area for Brampton Manor Academy, subject to the usual admissions criteria.
An excellent opportunity for first time buyers.

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Situated on the attractive and tree-lined Blenheim Crescent in a sought-after residential location, this two double bedroom mid-terrace house offers well-proportioned accommodation together with excellent potential for the incoming purchaser to modernise and personalise to their own taste.

The ground floor comprises a through lounge, providing a generous reception space with good natural flow through the property. To the rear is a fitted kitchen which would benefit from replacement and updating. There is also a useful side lean-to extension, providing additional space and fitted with wall and base units, together with a ground floor bathroom.

To the first floor are two well-proportioned double bedrooms. The staircase benefits from a rear-facing window, allowing natural light into the landing area and creating a bright and pleasant approach to the bedrooms.

Further benefits include double glazing, gas central heating and a rear garden, providing valuable outside space.

One of the property's key attractions is its location. Blenheim Crescent is an attractive, established residential street with mature trees and is situated within a popular part of East London. The property is also located within the catchment area for the sought-after Brampton Manor Academy, subject to the usual admissions criteria and confirmation with the relevant education authority.

The property is conveniently positioned for Newham General Hospital, while Upton Park Underground Station is nearby, providing access to the District and Hammersmith & City lines. Queens Market and a wide range of local shops, cafés and everyday amenities are also close at hand.

This is an excellent opportunity for buyers seeking a two-bedroom house in a desirable residential setting, with the potential to modernise and create a home tailored to their own requirements.

Kitchen *18' 8" x 8' 2" (5.69m x 2.49m)*

Bath Room

WC

Conservatory

Reception Room *24' 11" x 10' 10" (7.59m x 3.30m)*

Landing

Bedroom *12' 2" x 12' 2" (3.71m x 3.71m)*

Bedroom *13' 9" x 12' 10" (4.19m x 3.91m)*

Kitchen *18' 8" x 8' 2" (5.69m x 2.49m)*

Bath Room

WC

Conservatory

Reception Room *24' 11" x 10' 10" (7.59m x 3.30m)*

Landing

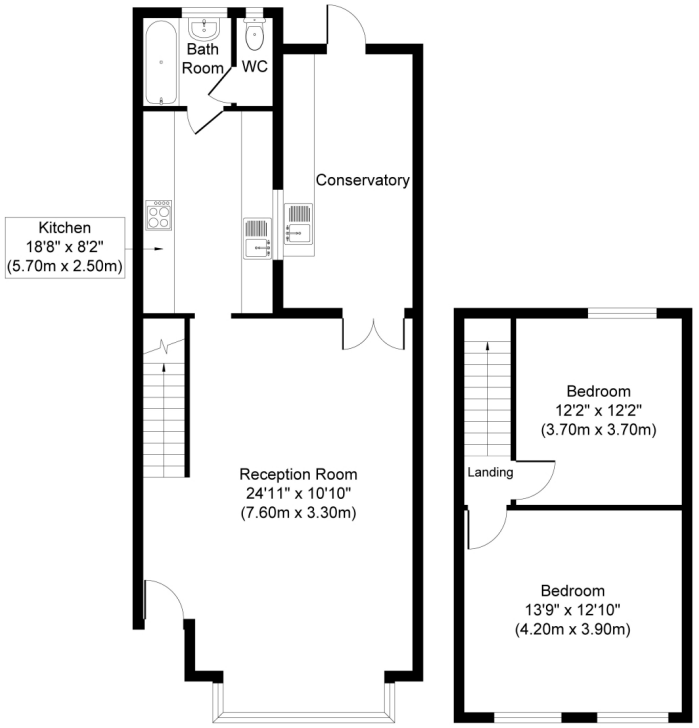
Bedroom *12' 2" x 12' 2" (3.71m x 3.71m)*

Bedroom *13' 9" x 12' 10" (4.19m x 3.91m)*

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Ground Floor
Approximate Floor Area
701 sq. ft
(65.11 sq. m)

First Floor
Approximate Floor Area
344 sq. ft
(31.92 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Property Ombudsman

Energy performance certificate (EPC)

38 Blenheim Road LONDON E6 3EQ	Energy rating **D**	Valid until:	**26 September 2036**
		Certificate number:	**0320-2347-3610-2826-6605**

Property type	Mid-terrace house
Total floor area	78 square metres

Rules on letting this property

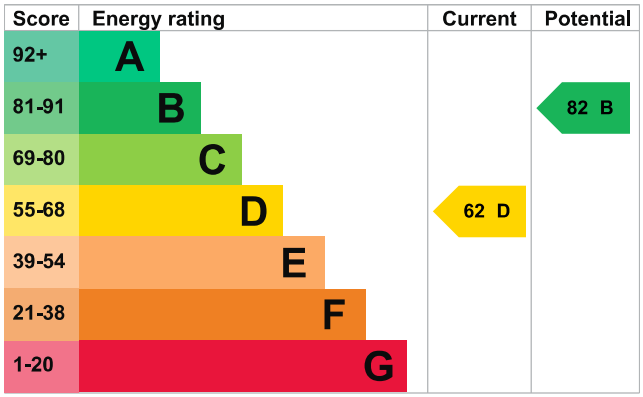
Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Roof	Pitched, 50 mm loft insulation	Poor
Window	Fully double glazed	Poor
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Below average lighting efficiency	Average
Floor	Suspended, no insulation (assumed)	N/A
Air tightness	(not tested)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 228 kilowatt hours per square metre (kWh/m2).

Smart meters

This property had **no smart meters** when it was assessed.

Smart meters help you understand your energy use and how you could save money. They may help you access better energy deals.

Find out how to get a smart meter (https://www.smartenergygb.org/)

How this affects your energy bills

An average household would need to spend **£1,185 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £502 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2026** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 8,624 kWh per year for heating
- 2,439 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	3.2 tonnes of CO2
This property's potential production	1.5 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Increase loft insulation to 270 mm	£900 - £1,200	£73
2. Internal wall insulation	£7,500 - £11,000	£222
3. Floor insulation (suspended floor)	£5,000 - £10,000	£75
4. Condensing boiler	£2,200 - £3,500	£133
5. Solar photovoltaic panels	£8,000 - £10,000	£199

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Free energy saving improvements: Warm Homes Local Grant (www.gov.uk/apply-warm-homes-local-grant)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Steven Bloom
Telephone	0208 172 0080
Email	sales@arcenergy.net

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/007404
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	23 September 2026
Date of certificate	27 September 2026
Type of assessment	RdSAP