



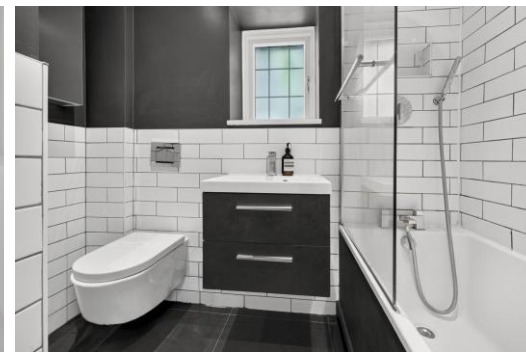
Beacons Close

London, E6

Offer in excess of £625,000

A spacious 4–5-bedroom family home in a well-established residential setting in Beckton, offering spacious accommodation, excellent outdoor amenities and convenient access to transport, shopping and local schools.

CHESTERTONS



Beacons Close

London, E6

- 4-5 Bedrooms | 2 Bathrooms.
- Approx. 1,222 sq. ft of Internal Living Space.
- Modern, stylish interior and well-proportions rooms throughout.
- Quiet residential location.
- Private garden.
- Private driveway providing convenient off-street parking.
- London City Airport approx. 10-15 min drive.
- Easy access to Canary Wharf, Stratford and the City.



This beautiful 4–5-bedroom semi-detached house (approx. 1,222 sq. ft), providing the space and flexibility increasingly sought after by growing families. The property is situated within a quiet residential close, while remaining well connected to the wider East London area.

This house offers lovely modern interior with stylish décor and a bright, welcoming feel. The main living areas benefit from attractive wooden flooring, while the bedrooms are fitted with soft carpeting, creating a warm and comfortable atmosphere. The contemporary finish and well-maintained presentation make the property feel modern, practical and ready to move into.

The location offers an excellent balance between everyday convenience and access to open green space. Beckton District Park is close by and provides an impressive range of outdoor facilities, including woodland walks, a lake, children's play areas, football pitches, a basketball court, cycle paths and nature trails.

For shopping and everyday essentials, Gallions Reach Shopping Park is nearby, providing an extensive range of retailers, restaurants and services, including Tesco Extra, Boots, Next, Matalan, JD, TK Maxx and Smyths Toys. The shopping park also offers substantial customer parking and EV charging facilities.

Tenure: Freehold

Service Charge: N/A

Ground Rent: Peppercorn

Local Authority: Newham

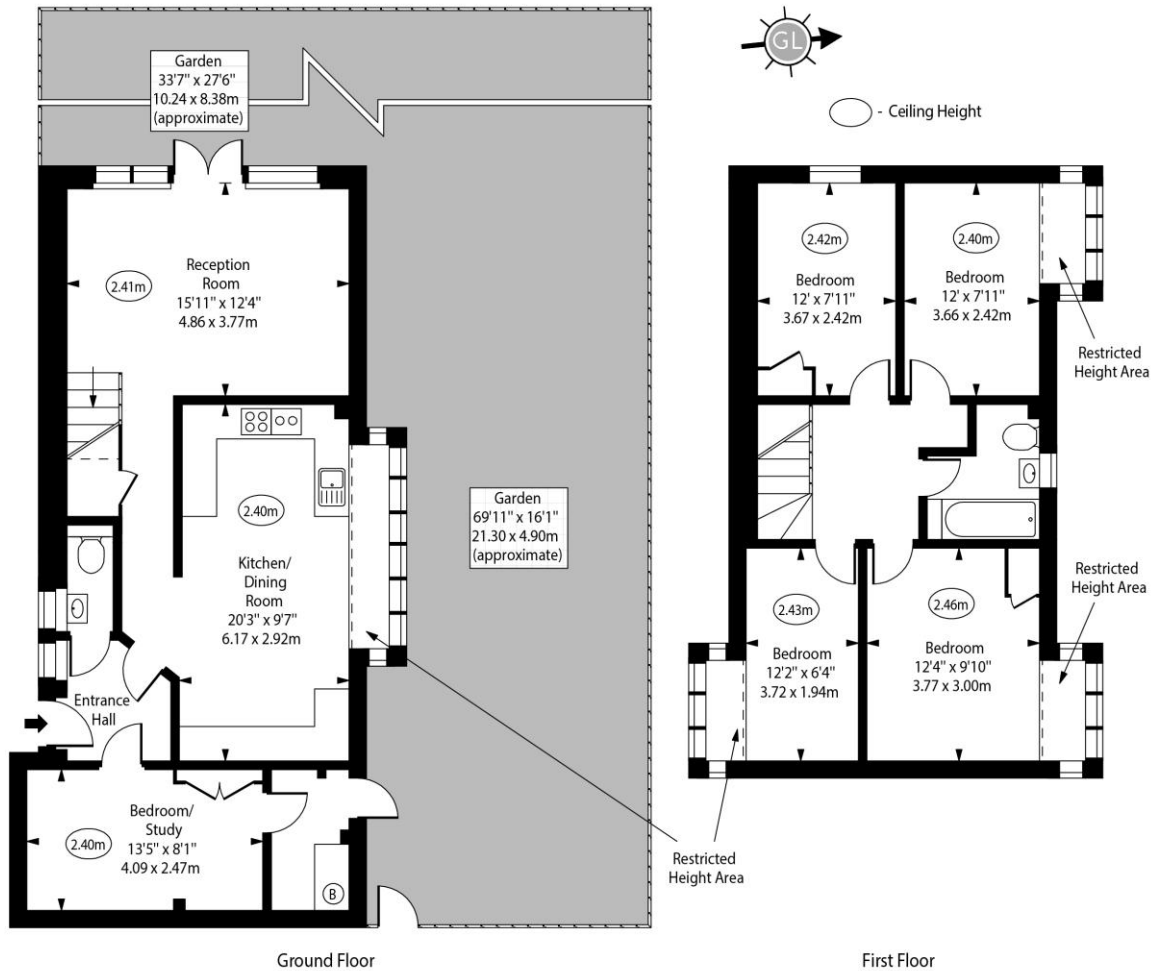
Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	83 B

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Beacons Close, E6



Approx Gross Internal Area 1222 Sq Ft - 113.52 Sq M

Approx. Floor Area Including Restricted Heights 1292 Sq Ft - 120.03 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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