



Wall End Road, London, E6 2NW
Offers In Excess Of £175,000



Wall End Road

London, E6 2NW

Local Authority: Newham
Tax Band: A

- ONE BEDROOM 378 SQFT FLAT
- EXCELLENT LOCATION IN EAST HAM
- WALKING DISTANCE TO EAST HAM HIGH STREET
- IDEAL FOR FIRST-TIME BUYERS/INVESTORS
- SEPERATE LIVING ROOM/SEPERATE KITCHEN
- CLOSE TO A406/A13
- FULLY-FITTED KITCHEN

Nestled on the charming Wall End Road in East Ham, this delightful house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property features a well-appointed reception room, perfect for entertaining guests or enjoying quiet evenings at home.

The bedroom is designed to provide a peaceful retreat, offering ample space for relaxation and rest. The bathroom is modern and functional, catering to all your daily needs.

This house is ideally suited for individuals or couples looking for a cosy home in a vibrant area. With its prime location, residents will benefit from easy access to local amenities, transport links, and the rich cultural offerings of London.

Whether you are a first-time buyer or seeking a rental opportunity, this property on Wall End Road is sure to impress with its charm and practicality. Do not miss the chance to make this lovely house your new home.



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ENTRANCE HALL 6'8" x 2'11" (2.04m x 0.90m)
Carpeted, light fitting, intercom system, leading to bathroom and living room.

LIVING ROOM 16'1" x 9'6" (4.92m x 2.90m)
Carpeted, radiator, light fitting, painted walls, double-glazed windows, leading to bedroom and kitchen.

KITCHEN 8'11" x 6'6" (2.73m x 2.00m)
Tiled flooring, part-painted/part-tiled walls, light fitting, double-glazed window, fully-fitted kitchen, gas hob, integrated oven/grill, sink, combi-boiler, extractor fan, space for fridge/freezer, space for washing machine.

BEDROOM 13'3" x 6'7" (4.05m x 2.03m)
Carpeted, radiator, light fitting, painted walls, double-glazed windows, fitted wardrobes.

BATHROOM 6'4" x 4'11" (1.94m x 1.50m)
Tiled flooring, paneled walls, light fitting, towel heater, bathtub with shower, hand-wash basin, low-level W.C. and double-glazed window.

LEASEHOLD INFO & DISCLAIMER



118 years remaining on the lease, £50pa Ground rent, circa £1400pa Service Charge. Sandra Davidson have not tested any services or appliances at the property.

Floor Plans

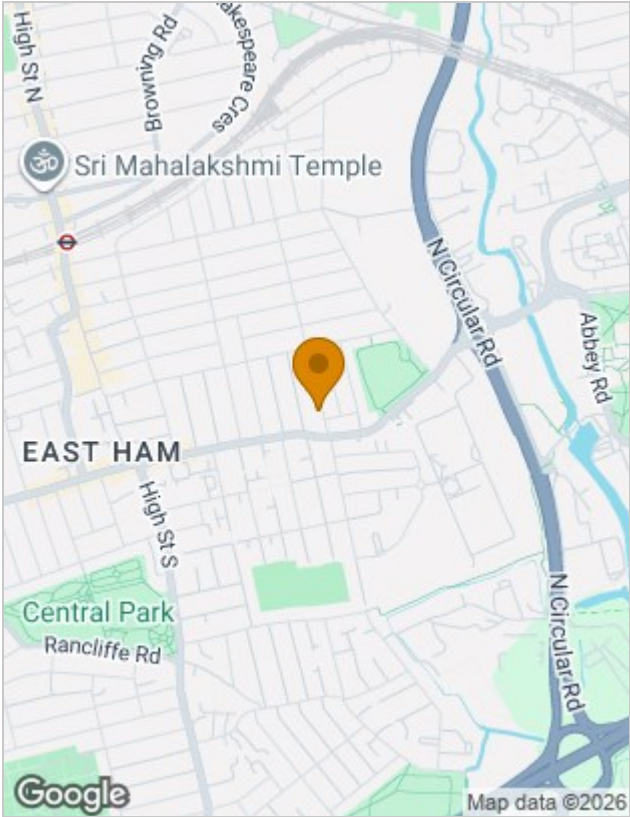


Viewing

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.

Location Map



Energy Performance Graph

