



Clements Road, East Ham, E6

A MUST LOOK.....GOOD CONDITION

We are pleased to offer for sale, this good condition one bedroom Victorian conversion first floor flat, situated in prime location of East Ham Station directly off High Street North within 10 minutes walk to East Ham tube station & local shopping and transport facilities. Benefiting from: large reception, double bedroom, fitted kitchen, bathroom, double glazing, gas central heating (untested), large rear garden and good condition throughout. Ideal family home, early viewing highly recommended.

Offers in Excess

£289,995

leasehold



Entrance:- Via front garden leading to front door, to:-

Further internal hallway leading to first floor

Reception 15'1' x 11'8'
 Bay window to front aspect, high ceilings, radiator, power point and carpet to remain.


Kitchen 9'1 x 7'9'
 Large bay window to rear aspect, laminating flooring, part tiled walls, wall and base mounted units with roll top work surface incorporating sink with mixer tap and side drainer, gas cooker

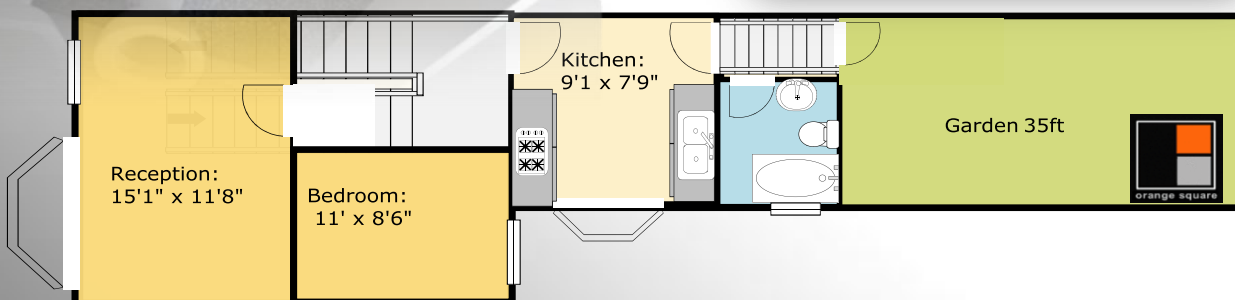
Bathroom:
 Three piece suite, comprising of low flush WC, bath with side panel taps, pedestal sink with taps, part tiled walls, lino flooring

Bedroom: 11' x 8'6'
 Double glazed window to the rear aspect, radiator and carpet to remain.

Garden: 35ft.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	



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Misrepresentation Act 1991

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