



## Grangewood Street, East Ham, London, E6 1HD

**END OF TERRACE | FOUR BEDROOMS | TWO KITCHENS | CELLAR**

**SELF CONTAINED STUDIO FLAT | LOCATED OFF KATHERINE ROAD | CHAIN FREE |**

Located off Katherine Road is this chain free four bedroom end of terrace property, boasting from a self-contained studio flat, and cellar. The property is also conveniently located close to East Ham High Street shopping, schools and local amenities.

**Asking Price: £340,000**

## Grangewood Street, East Ham, London, E6 1HD

### SECTION ONE

Currently used as a self contained studio flat.

#### KITCHEN

2.13m (7' 0") x 2.08m (6' 10")

#### STUDIO SPACE

4.22m (13' 10") x 2.59m (8' 6")

Door leading to garden, double glazed window.

#### GROUND FLOOR BATHROOM

Fully surround tiling, low level w.c, pedestal hand wash basin, bath with mixer tap, radiator.

#### CELLAR

Storage cupboard, radiator..

### SECTION TWO

#### KITCHEN AREA

4.19m (13' 9") x 3.58m (11' 9")

#### GROUND FLOOR SHOWER ROOM

#### ROOM ONE

3.43m (11' 3") x 3.18m (10' 5")

Further steps to basement level.

#### ROOM TWO

4.32m (14' 2") x 3.30m (10' 10")

Window to front, (shop front entrance).

#### BEDROOM TWO

4.29m (14' 1") x 3.20m (10' 6")

Two separate double glazed windows to front, laminated flooring, two radiators, coved ceiling, access to w.c.

#### BASEMENT

6.10m (20' 0") x 4.11m (13' 6")

Lighting.

#### UPPER LEVEL

#### ROOM THREE

4.29m (14' 1") x 3.20m (10' 6")

Window to front, en-suite, w.c.

#### ROOM FOUR

3.45m (11' 4") x 2.49m (8' 2")

#### ROOM FIVE

2.67m (8' 9") x 2.49m (8' 2")

*The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.*

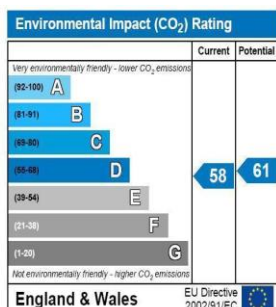
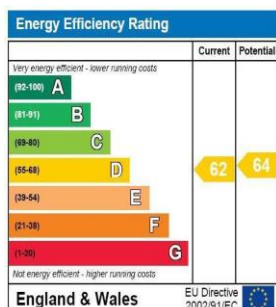
#### OPENING HOURS

Mon - Fri: 8.30 am - 6.30 pm

Sat: 9.00 am - 4.30 pm

Sun: Closed

### ENERGY PERFORMANCE RATING



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roperty but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or eating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to re may be reconnection charges for any switched off/disconnected or drained services or appliances - All

**HUNTERS**