



## Barking Road, East Ham, London, E6 1PW

SPLIT-LEVEL MAISONETTE | THREE BEDROOMS | GROUND FLOOR W.C | FIRST FLOOR BATHROOM  
POSTIONED FOR UPTON PARK STATION | SPACIOUS RECEPTION AND KITCHEN | WELL PRESENTED |

**Asking Price: £330,000**

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

## Barking Road, East Ham, London, E6 1PW

Fantastic size split-level maisonette positioned excellently for Upton Park tube station and all local amenities. This well presented and proportioned flat offers ample living accommodation of storage. Boasting three bedrooms with a spacious reception and kitchen.

### GROUND FLOOR W.C.

Obscured double glazed window, low flush w.c, vanity sink with storage area.

### RECEPTION

5.87m (19' 3") x 3.58m (11' 9")

Bright and airy reception area with large double glazed window that fills this room with fantastic natural light, beautiful wood flooring, wall mounted gas central heating, double glazed door leading onto balcony.

### KITCHEN

3.63m (11' 11") x 2.64m (8' 8")

Great size kitchen with a range of wall and base units, rolling worktop with integrated gas hob, stainless steel sink with mixer tap.

### FIRST FLOOR LANDING

Access to all first floor rooms.

### BEDROOM ONE

3.81m (12' 6") x 3.30m (10' 10")

Great size bedroom with double glazed window, wall mounted gas central heating, various power points.

### BEDROOM TWO

3.48m (11' 5") x 3.05m (10' 0")

Double glazed window, wall mounted gas central heating, various power points.

### BEDROOM THREE

3.43m (11' 3") x 2.39m (7' 10")

Double glazed window, wall mounted gas central heating, various power points.

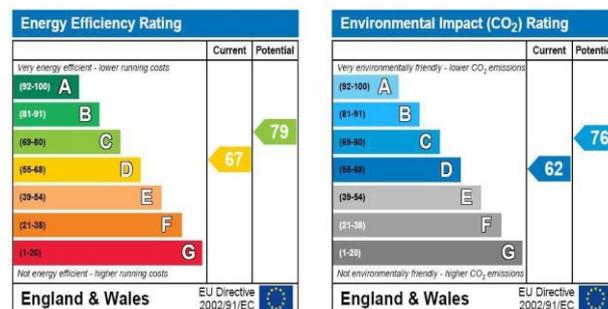
### FIRST FLOOR BATHROOM

Obscured double glazed, three piece suite comprising of panelled bath with shower attachment, low flush w.c, pedestal hand wash basin, fully tiled.

### OUTSIDE STORAGE

External storage shed located on the ground floor.

## ENERGY PERFORMANCE RATING



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

### FREE MARKET APPRAISAL

If you are thinking of selling or letting your home, Hunters would be pleased to provide free, no obligation sales, letting and marketing advice. Even if your home is outside our area, we can arrange a Market Appraisal through our national network of branches.

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