



TOTAL FLOOR AREA: 1464sq ft. (136.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 02/2025

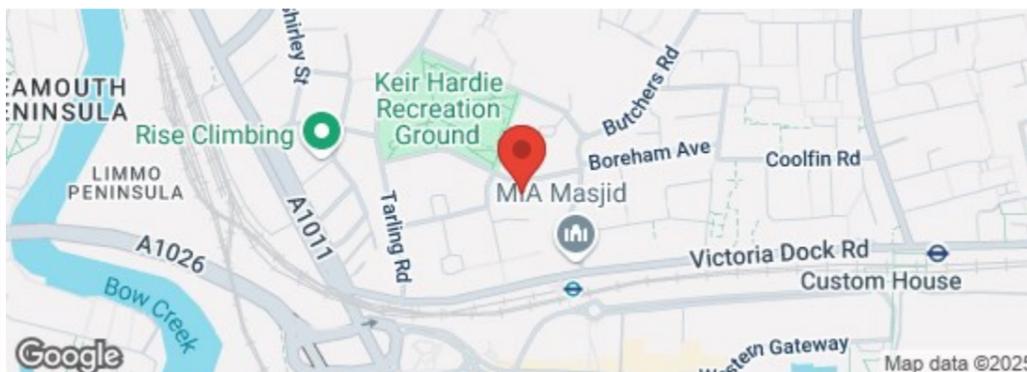
Council: Newham | Council Tax Band: D | Floor Area: 1464.00 sq ft

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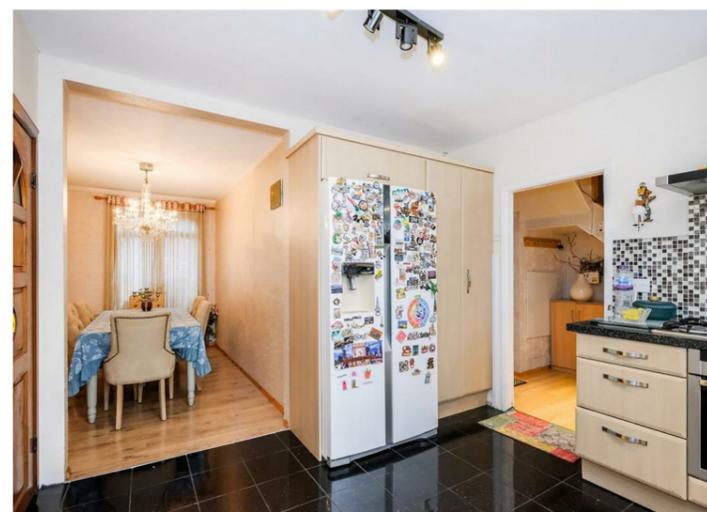


Appleby Road, London, E16 1LQ
 Offers In Excess Of £625,000 Freehold
 Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		56	80



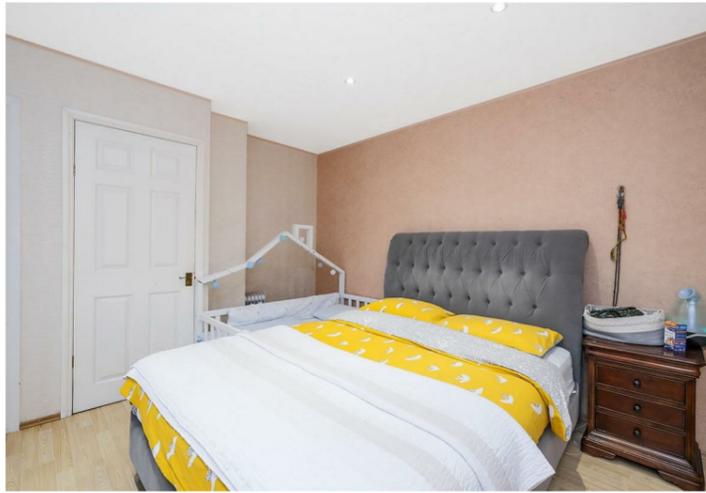
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **020 8989 0011**

Email: **wanstead@churchill-estates.co.uk**



Churchill Estates are delighted to present this spacious three-bedroom family home, offering spacious and well proportioned accommodation throughout.

This property is conveniently situated under a mile from local amenities and offers excellent transport links. Commuters will appreciate the proximity to Custom House Station (0.5 miles), which connects directly to the Elizabeth Line and Canning Town Station (0.7 miles), offering services on the DLR and Jubilee Line. Additionally, the property is positioned within a minute's walk to the greenery of Keir Hardie Recreation Ground, providing plenty of space for outdoor activities

Upon entering, you're welcomed by a generous hallway which has a good size under stair storage cupboard, well-equipped open plan kitchen/dining area with a range of base and wall units and spacious extended reception room with two skylights allowing an abundance of natural light to flood the room.

To the rear there is a low maintenance garden with a decked area for entertaining and includes a handy outdoor storage cupboard and dedicated plot for vegetable growing.

On the first floor you will find three well-proportioned double bedrooms, all offering built-in storage space and a fully tiled three-piece family bathroom.

The top floor consists of a large loft room, en suite three-piece shower room, two skylights and offers versatile space with additional built-in storage, making it an ideal room for a home studio or office.

Further benefitting from a shared side access, double glazing throughout, gas central heating and a driveway providing off street parking.

For more information or to arrange an appointment to view, please contact the office at your earliest convenience.

