



For Sale

Not specified

Germander Way | London | E15

£2,200 Per Month |

1 Reception | 2 Bedroom | 1 Bathroom

- **Available Now**
- Two bedroom flat
- Newly refurbished
- 7-minute walk from West Ham Station
- Fully furnished
- Parking available
- Ground floor

FREEDOM TO MOVE





Hawks is delighted to present this spacious and beautifully styled two-bedroom ground floor apartment, ideally located 7-minutes walking distance from West Ham Station, E15. Offering contemporary décor and wooden flooring throughout, this fantastic home combines comfort, practicality and superb transport links.

The property features two generous bedrooms (no lounge), a modern fully tiled bathroom with a walk-in shower, and a separate luxury fitted kitchen complete with cooking amenities, dishwasher, large fridge-freezer, washing machine, separate dryer and ample dining space. The thoughtful layout ensures cooking odours remain separate from the main living areas, enhancing everyday comfort.

To the rear, you'll find a large, low-maintenance paved garden — perfect for relaxing or entertaining — along with the added benefit of a front garden and an attractive east-facing aspect.

Location & Transport:
Situating just a 7-minute walk from West Ham Station, with excellent connections via Jubilee, District, Hammersmith & City and Circle lines, as well as DLR and C2C services. Stratford, Canary Wharf and the City are all within easy reach, making this an ideal home for professionals and commuters.

Additional Information:

Council Tax included in the rent
Selected utility bills included
On-street permit parking available
Excellent local amenities nearby
Short walk to Stratford town centre

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Accuracy: References to the Tenure of a Property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs including, but not limited to, carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. Sonic / laser tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. All measurements: All measurements are approximate. Services not tested: 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. Mortgage & financial advice: The Hawks mortgage service is provided by London & Country Mortgages the UK's largest independent fee-free mortgage broker, of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT. Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.



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