

Franklyn James



Sheppard Street

, London, E16 4JX

Offers In Excess Of £600,000

CHAIN FREE! Introducing a stunning four/five bedroom family home that has been thoughtfully renovated by the current owners. Desirable features include a spacious and well insulated loft conversion, a beautifully landscaped low-maintenance garden, and open plan ground floor which provides a truly exceptional living experience.

The heart of the home is the contemporary kitchen, with its solid oak countertops and ample storage space. The adjoining dining area seamlessly flows into the inviting living room, complete with original parquet flooring and large windows that bathe the space in natural light. An additional ground floor room with an adjacent bathroom can be utilised as a fifth bedroom, snug, office, playroom or similar, giving flexibility for changing family needs.

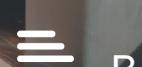
Upstairs, you will find four generously sized rooms, including two with en-suites, as well as a spacious modern family bathroom.

Location is key, and this home is short walk from both Canning Town and West Ham stations, offering easy access to all parts of Central London and Canary Wharf. The A13, a few minutes drive away, gives easy access to the A406 (North Circular), M11 and M25. Quality local amenities include the shops and cafes around Canning Town, the tranquil Hermit Road Recreation Ground with childrens play area, and the Greenway walking and cycling path leading to the Olympic Park and Westfield Shopping Center in Stratford.

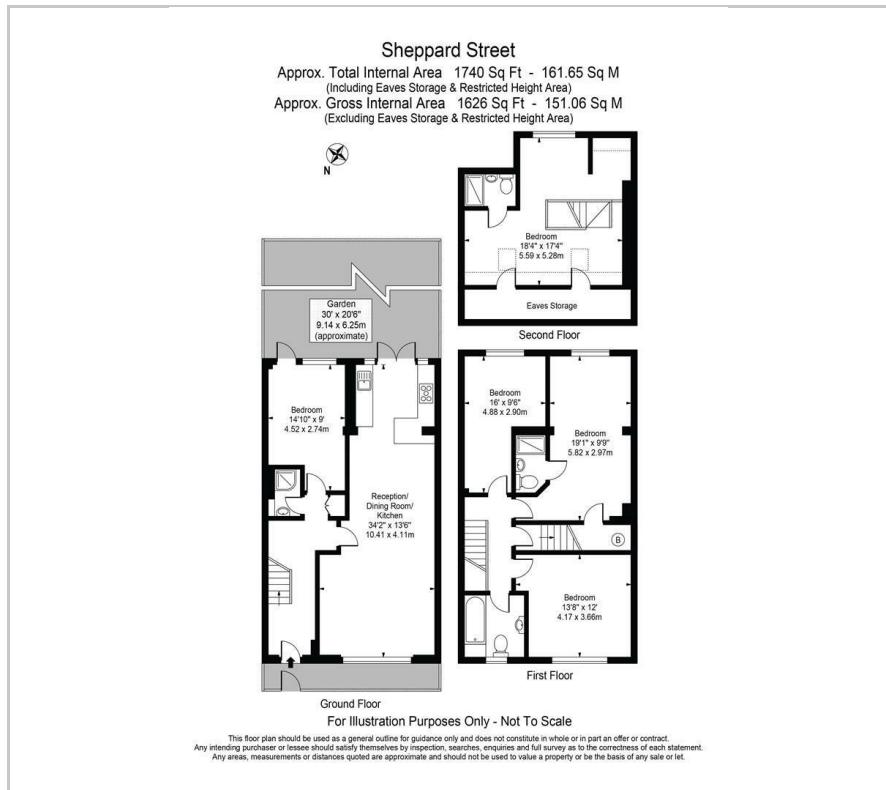
- No Chain
- Ample family accommodation
- Prime location
- Newly renovated
- Loft conversion
- Landscaped rear gardens

Viewing

Please contact our Limehouse Sales Office on 02077911777 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	82	86
(81-91)	B		
(68-80)	C		
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/81/EC	



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