

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**27 Brampton Road, London**

**E6 3LL**

**£2,000 Per month**

Situated in a quiet residential street in South Forest Gate is this well presented family home. Being recently renovated throughout, this extremely well proportioned property comprises of: two double bedrooms, large through lounge, fitted kitchen, fitted bathroom and a 45ft East facing rear garden. Brampton Road benefits from being with walking distance from both Upton Park and East Ham train stations, this property also a Bus Stop located three minutes from the property which takes you into stratford, a short walk from many fantastic cafes, bars and restaurants along Upton Lane, as well as being a stones throw away from the green open spaces of Central Park and being in the catchment area for Brampton Primary School . This property also has the added benefit of being available to rent now.

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## Ground Floor

### Hallway

Entrance via enclosed porch, wood floor, radiator, access to: through lounge and first floor.

### Living Room

**13'10 (into bay) x 10'10 (into alcove) (4.22m (into bay) x 3.30m (into alcove) )**

Double glazed bay window to front, wood floor, radiator.

### Dining Room

**11'5 x 10'10 (into alcove) (3.48m x 3.30m (into alcove))**

Double glazed picture window to rear, wood floor, radiator, access to under stairs storage cupboard housing gas and electric meters.

### Kitchen

**12'1 x 9'4 (3.68m x 2.84m)**

Double glazed windows at dual aspect, tiled floor, part tiled walls, units at eye and base level, roll top work surface, integrated oven with hob and extractor hood, stainless steel sink unit with mixer tap and drainer, free standing fridge freezer and washing machine, wall mounted combi boiler, access to rear garden.

## First Floor

### Landing

Newly laid carpet, storage cupboard, access to: bedrooms one, two, three and bathroom.

### Bedroom One

**13'4 (into bay) x 14'3 (into alcove) (4.06m (into bay) x 4.34m (into alcove))**

Double glazed bay and picture window to front, newly laid carpet, radiator.

### Bedroom Two

**11'1 x 8'6 (3.38m x 2.59m)**

Double glazed picture window to rear, newly laid carpet, radiator.

### Bedroom Three

**4'6 x 9'5 (1.37m x 2.87m)**

Double glazed window to rear, newly laid carpet, radiator.

## Bathroom

**7'1 x 5'7 (2.16m x 1.70m)**

Double glazed opaque window to side, tiled floor, tiled walls, panelled bath with mixer tap, low level W/C, hand wash basin, radiator, extractor fan.

## Exterior

### Rear Garden

**45 (13.72m)**

Approximately 45ft, East facing, patio area, fence surround.

## Property Disclaimer

### THE PROPERTY MISDESCRIPTION ACT 1991

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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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

