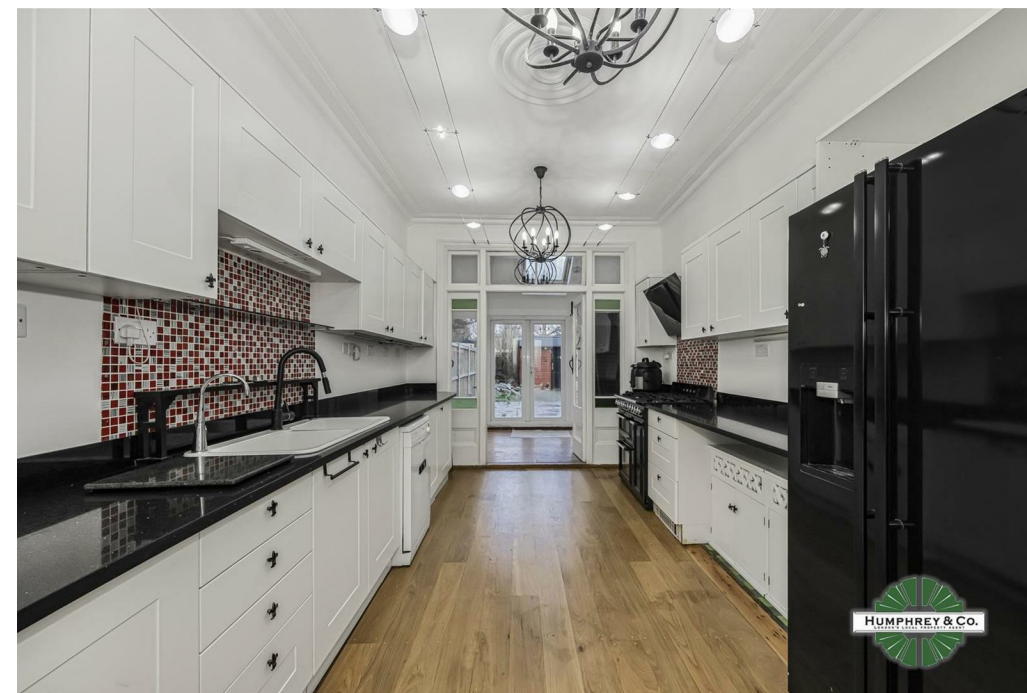




## Essex Road

Approximate Gross Internal Area  
 Cellar = 8.7 sq m / 94 sq ft  
 Ground Floor = 74.2 sq m / 799 sq ft  
 Outbuilding = 9.4 sq m / 102 sq ft  
 Total = 92.3 sq m / 995sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



## Directions

## Contact

125 Hoe Street  
 London  
 E17 4RX

E: [sales@hcolondon.com](mailto:sales@hcolondon.com)

T: 02085 210 755

[hcolondon.com](http://hcolondon.com)



1 Bed  
 Flat  
 located in





4A Essex Road

London  
E10 6HP

£415,000  
Leasehold



LEASEHOLD ONE-BEDROOM FLAT | NEW LEASE | CHAIN FREE & VACANT POSSESSION | APPROX. 995 SQ FT TOTAL SPACE | GUIDE PRICE: £415,000 - £435,000 | EXCELLENT TRANSPORT LINKS

An exceptionally spacious one-bedroom ground floor flat offering nearly 1,000 sq ft of combined accommodation, including a basement/cellar, private garden and detached outbuilding — providing far more space than typically found in comparable properties.

Positioned on a quiet residential road with excellent transport links and local amenities on the doorstep, this well-presented home combines generous proportions with high-spec modern features, making it ideal for first-time buyers.

**Living Accommodation**  
The bright front reception room benefits from new sash windows installed in 2024, creating a light and inviting living space, complemented by a character gas coal-effect fireplace offering straightforward scope for repair and reinstatement.

