



**OVER 60?**

You could get up to  
**59% off** the price!\*

**Price**  
**£425,000**

**Freehold**

2x  2x  2x 

**Katherine Road, East  
Ham, London, E6**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Downstairs kitchen partially removed and upstairs kitchen added with no building regulations.
- Mortgage sources may be restricted due to addition of second kitchen with no building regulations
- Please seek independent advice.

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Lounge:** 13'8 x 10'6 (4.17m x 3.20m)

**Dining Room:** 11'6 x 8'8 (3.51m x 2.64m)

**Breakfast Room:** 10'9 x 9'1 (3.28m x 2.77m)

**Utility (Former Kitchen):** 9'2 x 6'4 (2.80m x 1.93m)

**Lean To**

**Separate Toilet**

### FIRST FLOOR

#### Landing

**Bedroom 1:** 14'1 x 13'8 (4.30m x 4.17m)

**Bedroom 2:** 11'6 x 8'9 (3.51m x 2.67m)

**Kitchen (Former Bedroom):** 12'8 x 9'1 (3.86m x 2.77m)

**Bathroom**

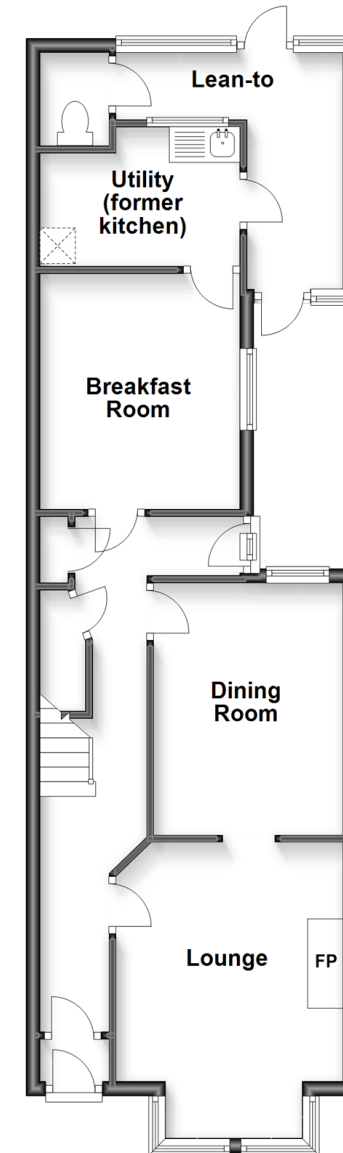
### OUTSIDE

**Front Garden**

**Rear Garden**

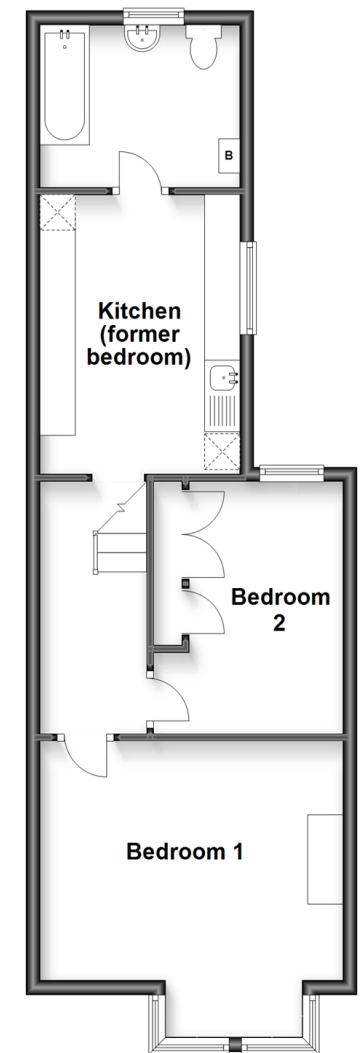
### Ground Floor

Approx. 56.7 sq. metres (609.8 sq. feet)



### Split Level First Floor

Approx. 49.6 sq. metres (534.2 sq. feet)



**Call East Ham - 020 8472 8140 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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