



Burnels Avenue, London E6

Offers Over £425,000



## Burnels Avenue, London E6

This exceptional three-bedroom ground-floor flat offers a rare opportunity to secure a stylish, characterful home with a share of freehold. Thoughtfully designed with artistic flair, the property seamlessly blends period charm with contemporary finishes. The spacious hallway leads to three well-proportioned, light-filled bedrooms, while the elegant reception room provides a welcoming space for relaxation. The modern kitchen is finished to a high standard with sleek cabinetry, complemented by plentiful storage throughout. A versatile outbuilding offers flexible use as a studio or home office. Ideally located, the property is moments from Central Park and Gooseley Playing Fields. Excellent transport links via East Ham and Beckton Stations, plus the nearby A406 and A13, ensure easy commuting. Combining modern comfort with period character, this remarkable residence is perfect for families and professionals alike. Early viewing is strongly recommended.

Council Tax band: C

Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

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- 3 Bedroom Ground Floor Flat
- Gardens to front and rear
- Artistic & Characterful Design
- Share Of Freehold
- Modern Fitted Kitchen
- Additional Outbuilding
- Perfectly Situated For Access To The Green Open Spaces Of Central Park
- In Close Proximity To Beckton and East Ham Stations
- A406 & A13 Within Easy Reach



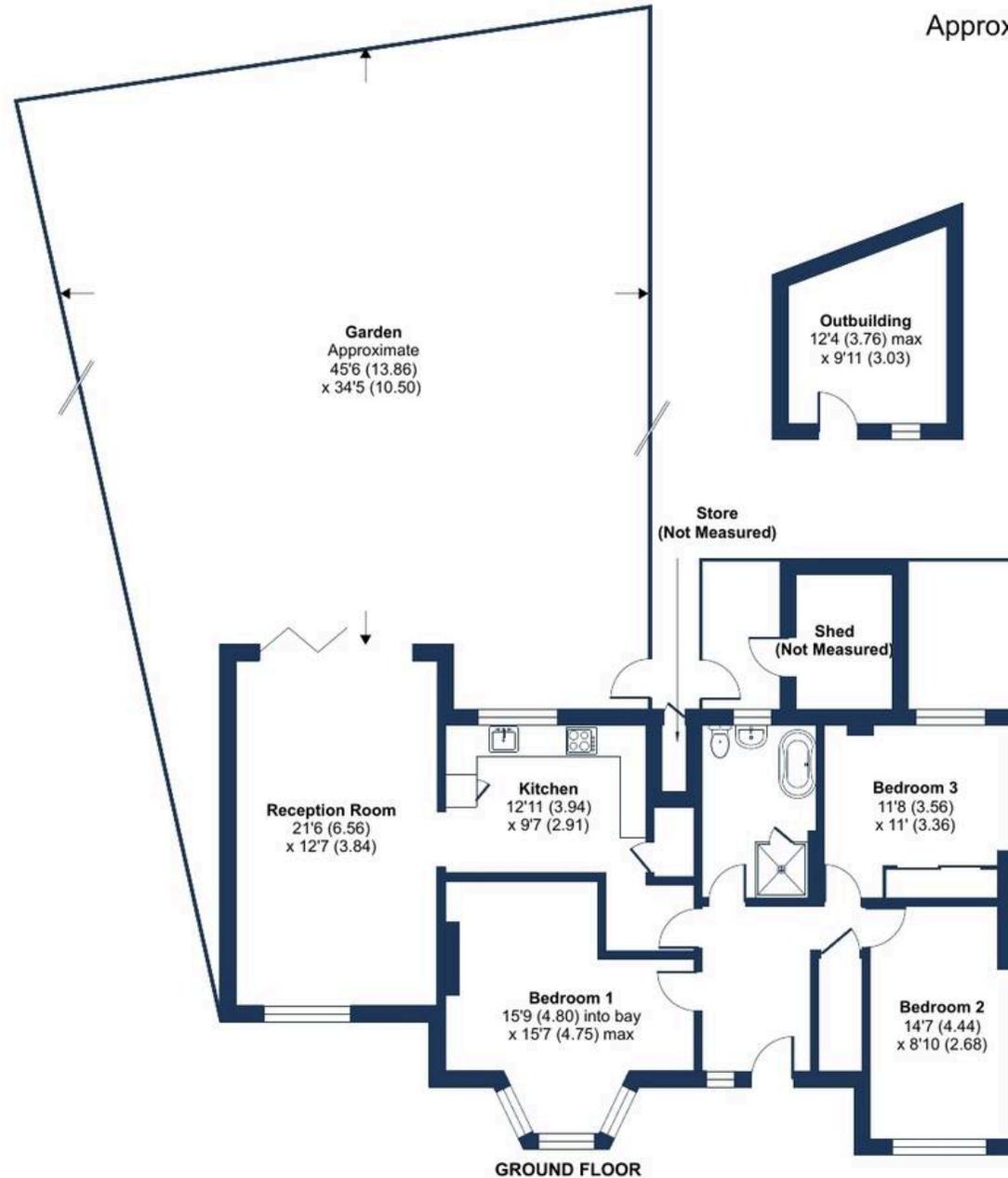
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Approximate Area = 1086 sq ft / 100.8 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 1190 sq ft / 110.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Brookings Estate Agents. REF: 1405063

