



*For memories made  
and memories to come.*

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## LATIMER AVENUE, EAST HAM E6

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*“Subtle neutral tones pair with engineered oak flooring in the open-plan living area to capitalise on the property’s bright and welcoming aura.”*

You’ll find this light, bright three-bedroom Victorian home in a traditional neighbourhood just moments from East Ham’s vibrant civic quarter and town centre.

Inside, subtle tones pair with engineered oak flooring in the open-plan living area to capitalise on the property’s bright and welcoming aura. The fresh modern design

is echoed in the contemporary dining kitchen, downstairs bathroom, and three well-proportioned bedrooms, bringing this charming period property into the present.

The house has been completely rewired and fitted with a new kitchen in the last five years. There’s also a fully insulated and partially boarded loft for useful out-of-sight storage.

From the wide pavement, a gate opens into a garden screening an attractive exterior of variegated brickwork with pewter-grey paint to the lintels, colonnaded bay and pediment framing the front door.

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*“A high coved ceiling, cast-iron fireplace and a square bay window distinguish the living space from the dining kitchen.”*

Step through into the hallway, where there's space to hang coats and where carpeted stairs rise to the first floor. For now, continue left into the sociable and spacious family hub.

To the front, a high coved ceiling, square bay window with wooden shutters and an original cast-iron fireplace with bespoke marble mantelpiece distinguish the living space from a kitchen that's designed around a central dining area.

Recessed downlights illuminate a range of white high-gloss handleless cabinets with a wood-effect laminate worktop and cream tiled splashback, while tall storage cupboards line the wall opposite.

There's space for a cooker with an extractor fan over and a large fridge-freezer, so come summer, it's simply a matter of opening the French doors onto the wooden decking and sizzling up a treat on the barbecue.

Beyond the kitchen lies a beautifully tiled bathroom with a marble floor. Here, the double walk-in tropical shower has an overhead rainfall fitting and is paired with a suspended vanity basin with deep drawers, and a close coupled loo.

Upstairs, the principal bedroom's white walls reflect light from two shutter-fitted front windows, while alcoves on either side of the chimney breast allow for storage and a tall bookcase.

A large window brightens the second double bedroom, which continues the neutral theme with white walls and deep-grey carpet, while two-tone paintwork in the third bedroom/home office chimes with the garden greenery that the room overlooks.

Outside, the garden is enclosed by larch lap fencing and captures the afternoon and evening sun. A decked area by the kitchen is perfect for a table and chairs or

a few herb pots, while a manageable lawn edged with shrub borders and a brick path leads to a rather sweet insulated cabin with glazed doors.

Beyond, you'll discover a vegetable patch for growing crisp salad greens or seasonal fruit and roots, with rhubarb, kale, strawberries, raspberries, gooseberries currently growing strong.

*“The garden is enclosed by larch lap fencing and captures the afternoon and evening sun.”*

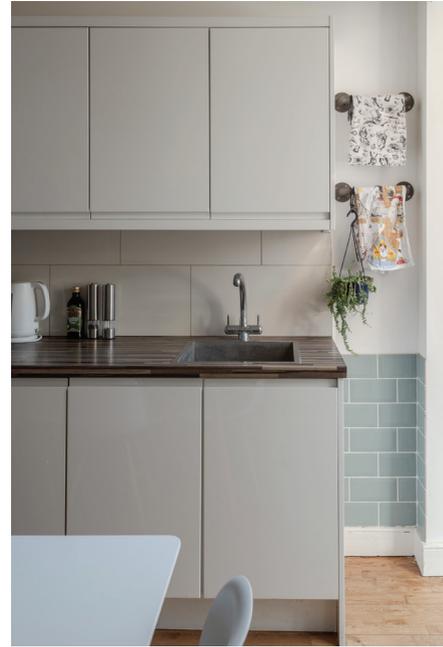


LIVING ROOM



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LIVING ROOM



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DINING KITCHEN



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BATHROOM



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GARDEN



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PRIMARY BEDROOM



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SECOND BEDROOM

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THIRD BEDROOM

## LATIMER AVENUE, EAST HAM E6



FRONT OF HOUSE

### APPROXIMATE FLOOR AREAS

**Ground Floor**  
368 SQ. FT  
(34.19 SQ. M)

**First Floor**  
357 SQ. FT  
(33.23 SQ. M)

**Gross Internal Floor area**  
725 SQ. FT  
(67.42 SQ. M)

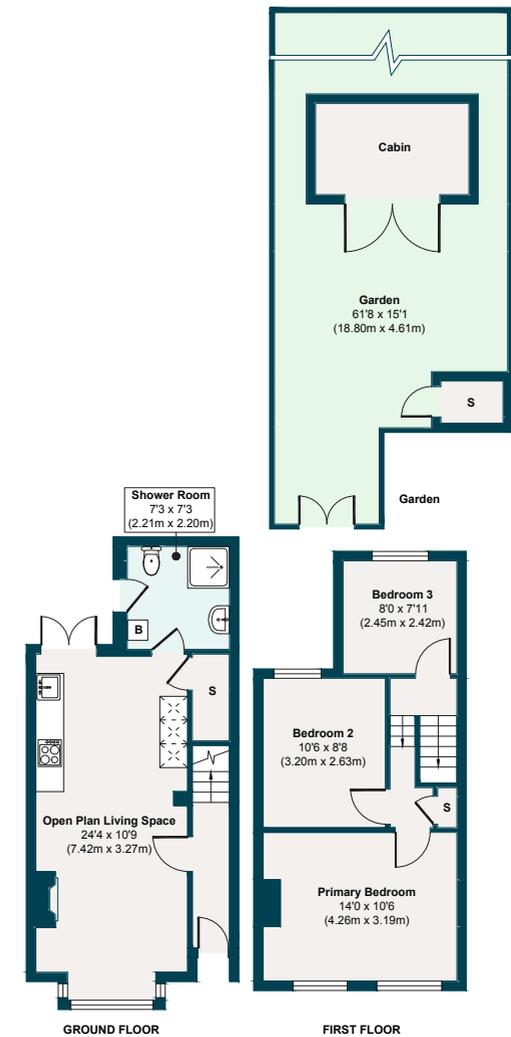


Illustration for identification purposes only, measurements are approximate, not to scale.

## THE NEIGHBOURHOOD

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Latimer Avenue is a pleasant residential street in East Ham. You'll find an imposing Edwardian town hall and clock tower across Barking Road, with a busy town centre chock full of restaurants, shops and essential services only minutes away.

Pop by the fully-equipped leisure centre, offering a fantastic range of sporting facilities and a creche. If you need a little peace after all that excitement, head over to the library, which also has its own café and workspace.

Popular local spots include the Red Lion near Central

Park, known for its pizza and quiz nights, craft beers and cocktails; VE6, serving up vegan fare in the café and community space; Persian cuisine from Naan & Chai; and a convenient grocery just two minutes from the house.

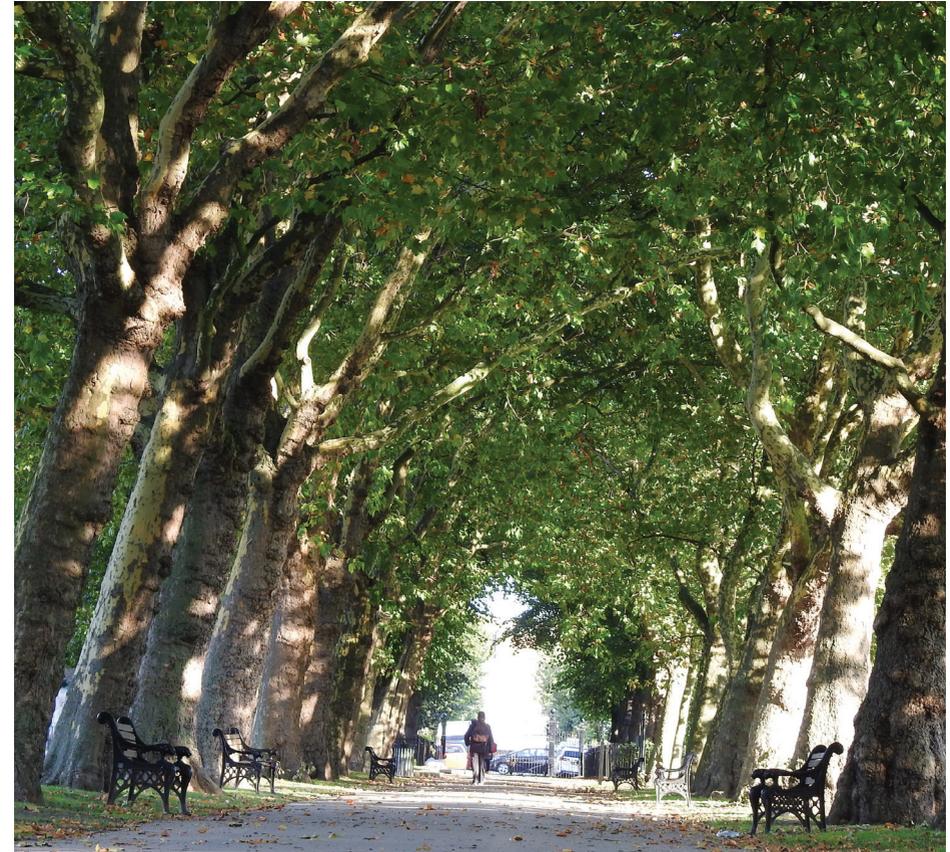
The area also benefits from several recreation grounds, such as Central Park, where you'll find an Edwardian garden, play area, ping pong tables, tennis courts and a bowling green.

The Greenway cycle route, which runs from Victoria Park to Royal Docks Road, is five minutes from your door. Local well-rated schools

include Nelson Primary ('Good'), Plashet secondary school ('Outstanding') and Grangewood independent school.

East Ham Underground station (District and Hammersmith & City Line) is 12-minutes by foot, or pick up the 115 bus to Aldgate from Central Park, dropping you at Stratford in 30 minutes.

Fast access to the A406, A12 and A13 allows a straightforward trip to Stratford, the West End, and Canary Wharf, while regular flyers can be at London City Airport within half an hour.











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