



Tom Nolan Close, London E15 3AU

Guide price £600,000

Birchills Estate Agents are delighted to offer the sales market this fantastic 3 bedroom home within very easy walking distance to West Ham Tube Station.

The ground floor boasts a spacious Reception room, Dining room, and a fully fitted kitchen

The first floor boasts two double bedrooms, 1 single bedroom and a family bathroom.

There is also 2 parking spaces one in which is in a secure garage next to the property and in front of the garage.

To the rear of the property you have a private garden.

Please call a member of Birchills Team today to arrange an early viewing - We expect this fabulous home to be sell very quickly.

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Living Room

23'4" x 15'4" (7.13 x 4.68)



Bedroom One

11'8" x 9'4" (3.56 x 2.85)



Dining Room

7'10" x 9'3" (2.39 x 2.84)



Bedroom Two

12'4" x 18'1" (3.76 x 5.53)



Family Bathroom

6'3" x 6'4" (1.94 x 1.95)



Bedroom Three

7'11" x 6'10" (2.42 x 2.09)



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Kitchen
7'10" x 9'3" (2.39 x 2.84)



Garage



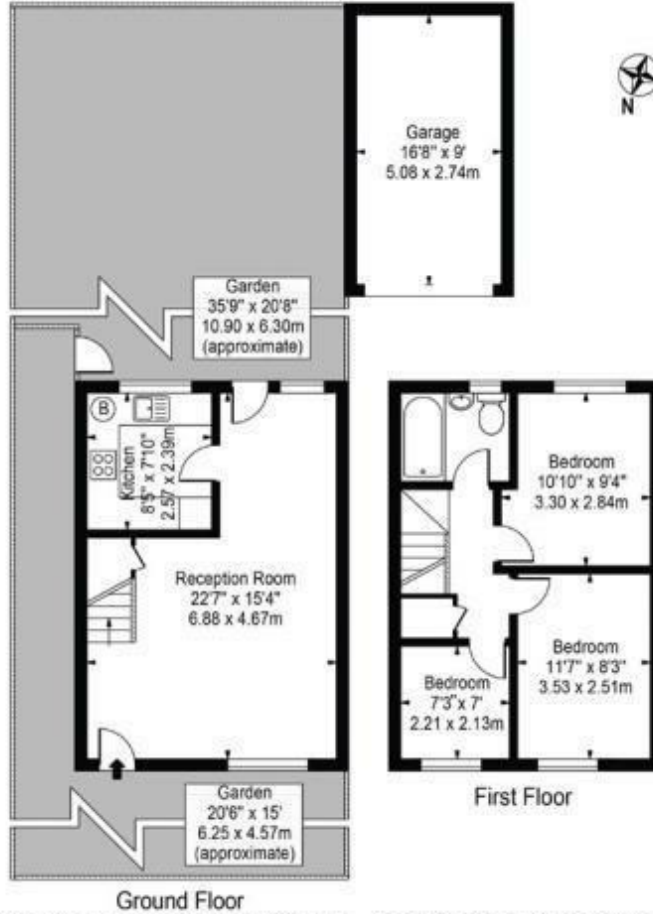
Garden



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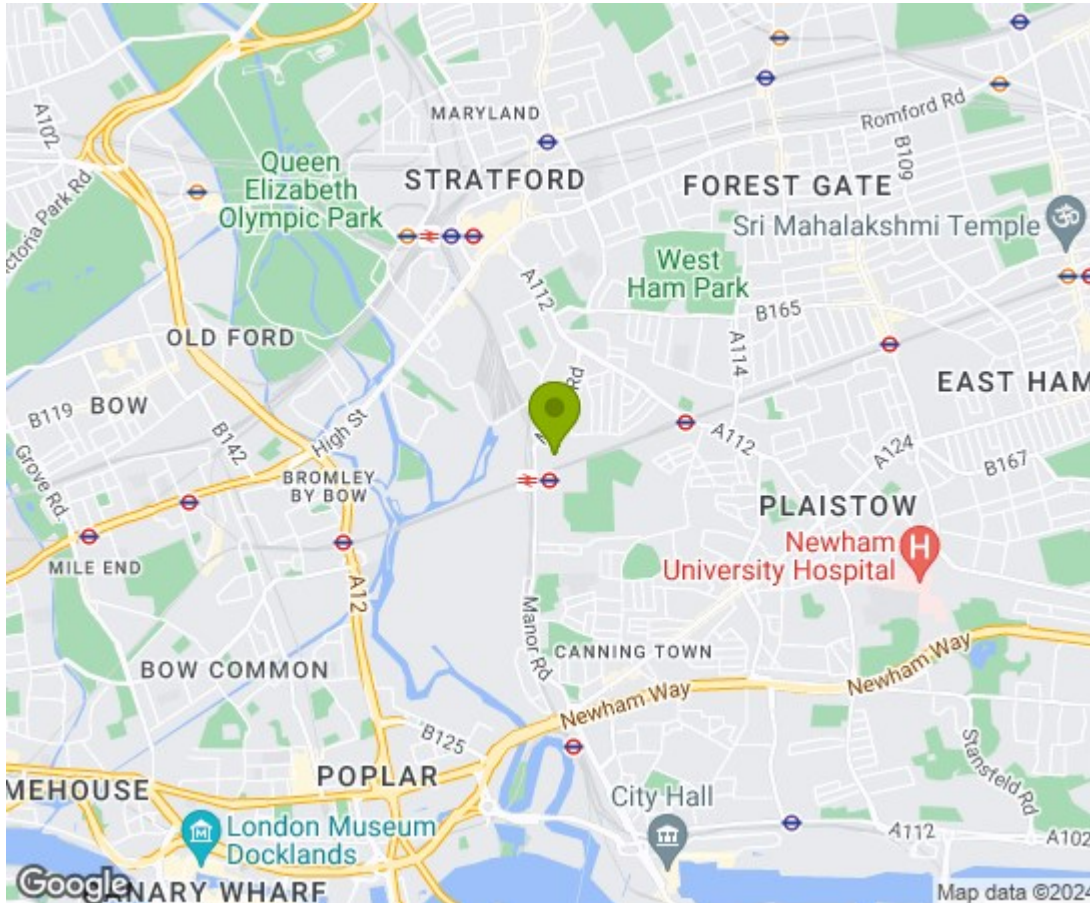
Approx. Gross Internal Area 706 Sq Ft - 65.59 Sq M
(Excluding Garage)

Approx. Gross Internal Area Of Garage 150 Sq Ft - 13.92 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		69	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

