



## Ranelagh Road, West Ham, E15

Offers in excess of: £250,000

Benham  
& Reeves

# Ranelagh Road, West Ham, E15

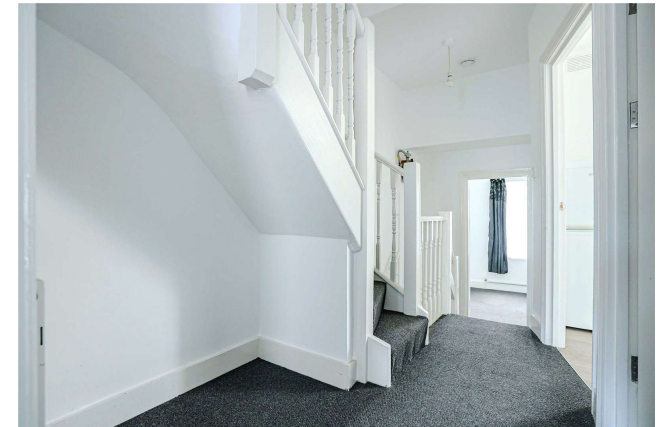
 1 Bedroom     1 Bathroom     Leasehold

This charming one bedroom flat on Ranelagh Road offers an ideal first step onto the property ladder. It is move-in ready, with the option for light updates to suit personal style.

Set within a period conversion, the flat features a bright living area, fitted kitchen, well-sized bedroom, bathroom, and the added benefit of a loft room providing valuable extra storage.

The location combines residential calm with excellent connectivity, offering easy access to the City, Canary Wharf, Stratford, and beyond. Local shops, cafes, and green spaces are close by, while Westfield Stratford and the Queen Elizabeth Olympic Park provide extensive retail and leisure opportunities.

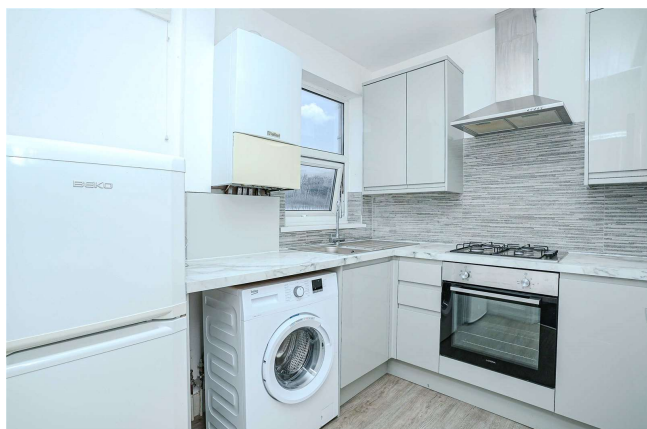
With low annual outgoings, generous storage, and strong long-term value, this property represents a smart opportunity in an increasingly sought-after part of East London.



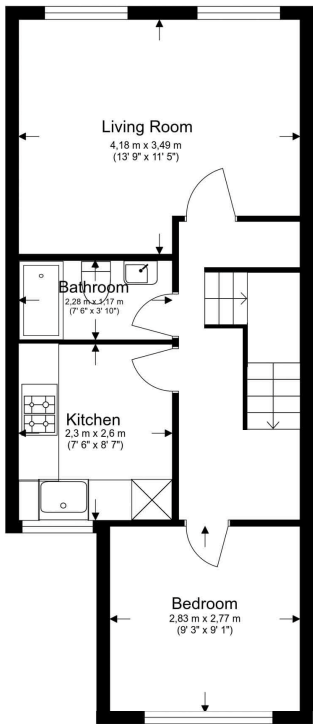


## Property Features:

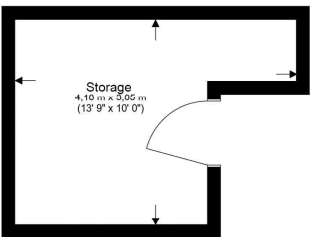
- Chain Free
- First Floor Conversion
- 125 Year Lease
- One Bedroom
- One Bathroom
- Loft Room
- First Time Buyer Special
- Enviably location on a quiet residential road



Total Gross Internal Area  
49.2 Sq/m - 530 Sq/ft



First Floor



Second Floor



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Offers in excess of: £250,000

Tenure: Leasehold  
Expires 31/12/2150  
Approximately 125 Years Remaining

Ground Rent: Peppercorn

Service Charge: £900.00 (per annum)  
For the year of 2025

Anticipated Rent: £1,800.00 pcm  
Approx. 8.6% Yield

## Viewings:

All viewings are by appointment only through our Canary Wharf Office.

Our reference: CWH250198

T: 020 8036 3200

E: [canarywharf.sales@benhams.com](mailto:canarywharf.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

Disclaimer: These particulars are for guidance purposes only and do not form part of an offer or contract. Whilst care has been taken in their preparation, Benham and Reeves or the vendor shall not be held responsible for any inaccuracies. You should not rely on statements by Benham and Reeves Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. It should not be assumed that the property has all or any of the necessary planning permission, building regulation consent approval or other required consents for its previous, present or future intended usage. Any intending purchasers must satisfy themselves by inspection or by taking appropriate professional advice. Benham and Reeves Ltd has not rested any of the equipment, fittings or facilities.

London | Canary Wharf | City | Colindale | Dartmouth Park | Ealing | Fulham | Hampstead  
Hammersmith | Highgate | Hyde Park | Kensington | Kew | Knightsbridge | Nine Elms  
Surrey Quays | Shoreditch | Wembley | Wapping | White City | Woolwich

International | China | Hong Kong | India | Israel | Malaysia | Middle East | Pakistan  
Singapore | South Africa | Turkey

