



# Cornwell House, Ron Leighton Way, East Ham, E6

Asking Price: £315,000



# Cornwell House, Ron Leighton Way, East Ham, E6

🏠 Studio

🚿 1 Bathroom

🔑 Leasehold

A stunning studio apartment, located on the fifth floor of a modern new-build development in the heart of East Ham. Boasting approximately 454 sq. ft. of internal space, the property features a light and airy open-plan living area, a fully integrated kitchen, and a balcony offering communal garden views. There is also a residents' rooftop terrace.

Additional highlights include neutral decor and wood flooring throughout. The development also offers communal gardens for residents to enjoy.

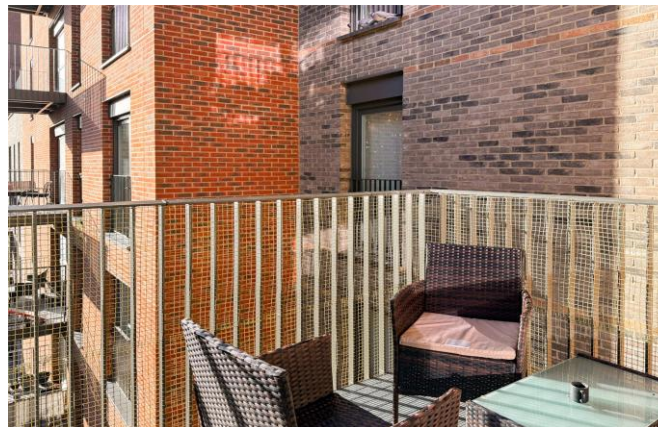
Cornwell House is just moments from East Ham High Street, home to a variety of independent boutiques, coffee shops, and restaurants, and is well served by excellent transport links providing easy access into the City.





## Property Features:

- Studio Apartment
- South-East Facing Balcony
- 5th floor
- Approximately 454 sq. ft.
- Wooden Flooring
- Residents' Rooftop Terrace
- Communal Gardens
- Close to East Ham Station



Fifth Floor  
 Total Gross Internal Area  
 42.1 Sq/m - 454 Sq/ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

## Terms & Conditions:

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

Asking Price:	£315,000
Tenure:	Leasehold Expires 01/04/3018 Approximately 992 Years Remaining
Ground Rent:	Peppercorn
Service Charge:	£2,203.00 (per annum) For the year 2026

## Viewings:

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

Our reference: HMM250434

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