



PETAL COURT, 1A ST MARTINS AVENUE, E6 3DU, UK

£1,450 PCM

Bright & Spacious 1-Bedroom Flat – Top Floor | Heart of Upton Park

- Double Glazing
- Fitted Bathroom
- Fitted Kitchen

This charming top-floor one-bedroom flat combines space, light, and modern comfort in a vibrant urban setting. The generously sized double bedroom is bathed in natural light,

Well-Located 1-Bedroom Flat to Let in Upton Park

This well-presented one-bedroom flat offers the perfect balance of comfort, space, and convenience in the heart of Upton Park. Ideally located near local shops, green spaces, and excellent transport links, it's a fantastic choice for singles or couples looking to enjoy a vibrant and well-connected East London neighborhood.

Living Area

The bright and spacious reception room features soft carpeting and neutral décor, creating a warm and welcoming space that's easy to personalize. There's ample room for a sofa, coffee table, and media unit—ideal for relaxing or entertaining.

Bedroom

A generously sized double bedroom easily accommodates a large bed and additional furniture, such as wardrobes or a chest of drawers. A double-glazed window fills the room with natural light, contributing to a calm and airy atmosphere.

Kitchen

The contemporary kitchen is well-equipped with a gas stove, oven, washing machine, and ample storage. Featuring tiled flooring, sleek granite countertops, and a blend of painted and tiled walls, the space opens out to a private balcony—perfect for morning coffee or quiet evenings outdoors.

Bathroom

Fully tiled from floor to ceiling, the bathroom includes a newly fitted sink, toilet, and a full-size bath with a detachable shower head for added convenience.

Local Amenities:

Lidl – 0.5 miles

Tesco Express – 0.6 miles

Upton Park Station – 1.2 miles

Plaistow Station – 1.2 miles

Central Park Primary School – 0.3 miles

Newham College (East Ham Campus) – 0.8 miles

This charming and well-maintained flat is ideal for tenants seeking a peaceful retreat with easy access to the dynamic culture, shops, and transport links of East London.

Available Now – Enquire Today to Arrange a Viewing.

Council Tax Band: a

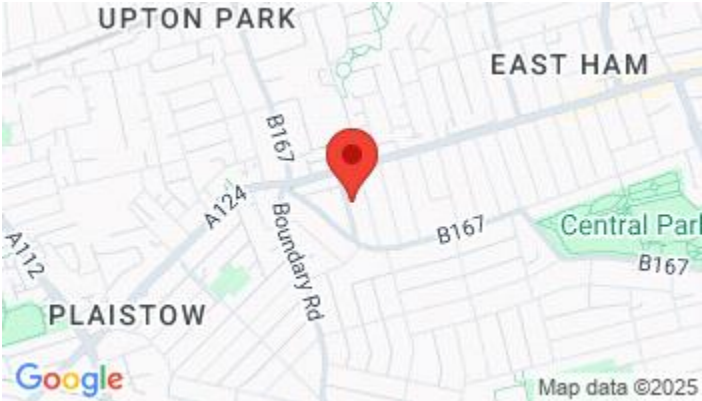
Deposit: £1,673.07

Holding Deposit: £334.61

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	79	80		1	1
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂)



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.