



Flat 6, 117 Springgate House, Walton Road. E12 5BF.



PRICE  
£300,000  
To  
£325,000

### Transport Information

Ilford Station is 0.5 Miles away for the Elizabeth Line which is around 12 minutes walk away and East Ham Station is 1 mile, but there are a plethora of bus routes taking you in all directions throughout the borough and beyond.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

### What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- Two Bedroom 1st Floor Flat
- Double Glazed & Gas Central Heating
- Private Balcony
- Modern Finishes and Great Condition





## Flat 6, 117 Springate House, Walton Road. E12 5BF.

Guide Price: £300,000 to £325,000 L/H

Please be aware this is a sale by tender property and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Style and Finesse!

Be the first to view this stunning two-bedroom first floor purpose-built apartment.

The property which is spacious and bright throughout boasts of a large lounge, fitted kitchen with integrated appliances, large balcony, as well as two double bedrooms and fitted bathroom.

There is also the added benefit of a communal garden area with children's play area.

The location of this property is also excellent with a number of stations within walking distance of the property; East Ham which is District and Hammersmith and City lines, and also slightly further away, is Manor Park for the Elizabeth Line.

There are also plenty of bus routes taking you to surrounding High Streets where there are plenty of main brand and High Street name shops to be found.

Road links are also excellent with the A406, A13, and M11 motorway all within short drives of the property.

This spectacular flat will sell quick, so call now to view!

Lease: 112 Years

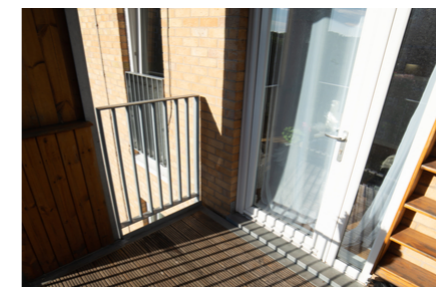
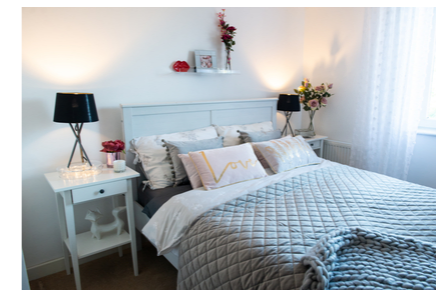
Ground Rent: £150 Per Annum

Service Charge: £145 Per Month

Council Tax Band: C

## What the owner says...

This was a fantastic investment for us, it's such a lovely flat and the community here is family friendly and welcoming.



## Accommodation

### Reception Room

19' 3" x 10' 8" (5.87m x 3.25m)

### Kitchen

11' 9" x 8' 8" (3.58m x 2.64m)

### Bedroom One

15' 6" x 8' 4" (4.72m x 2.54m)

### Bedroom Two

11' 9" x 10' 2" (3.58m x 3.10m)

### Bathroom

8' 4" x 6' 1" (2.54m x 1.85m)

### Balcony

