



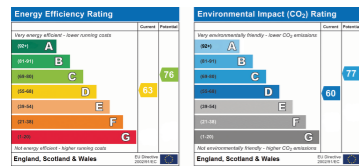
## 2c Caulfield Road, East Ham. E6 2EJ.

PRICE  
£290,000  
To  
£300,000



### Transport Information

0.2 Miles to East Ham Station

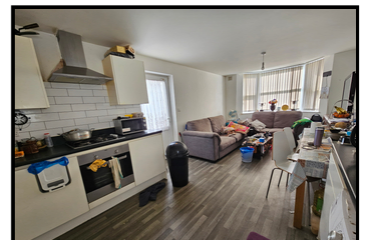


### What's next?

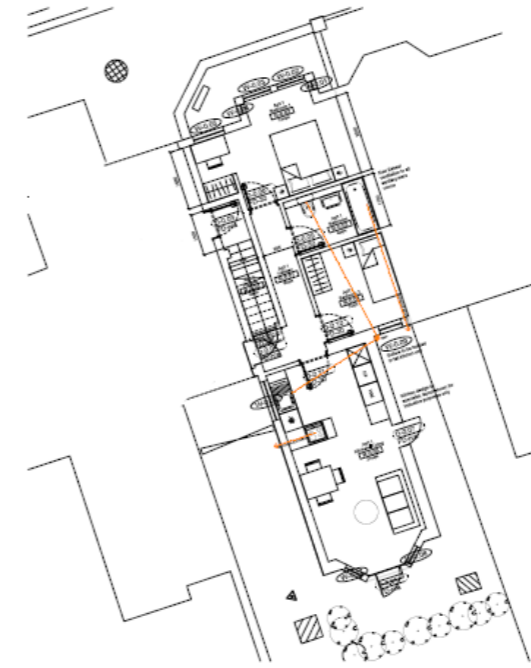
If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

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

- Two Bedrooms
- Ground Floor
- Double Glazing
- Gas Central Heating
- Unbeatable Location
- Share of freehold with 999 Year Lease
- Chain Free



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.



## Accommodation

### Ground Floor

Reception 11' 3" x 4' 10" (3.43m x 1.47m)

Kitchen/Diner 22' 11" x 10' 10" (6.98m x 3.30m)

### Bathroom

Bedroom 8' 3" x 15' 7" (2.51m x 4.75m)

Bedroom 8' 11" x 8' 8" (2.72m x 2.64m)

### Cellar

### Garden

## 2c Caulfield Road, East Ham, London. E6 2EJ.

Guide Price: £290,000 to £300,000 Share of Freehold

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.

Located on the ever popular Burges Estate, just off the High Street is this two bedroom ground floor flat.

Boasting of a large kitchen / diner finished with integrated appliances with a small private courtyard off it. Then you have two good size double bedrooms and fitted family bathroom. As well as the courtyard, you have the added benefit of a large cellar too and the entrance is secluded just behind gates that you share with just three other properties.

Transport links are excellent throughout Newham with an abundance of stations. East Ham gives you both District, and Hammersmith and City Lines and at Manor Park you can jump on the Elizabeth Line and close by the property there are plenty of bus stops giving road access to Newham and surrounding areas.

Being off High Street North means that local amenities and big high street brands are close buy for all you shopping needs as well as the smaller more specific ethnic shops, if it's a big shopping spree that you have in mind, then Stratford's Westfield shopping centre is a bus ride or short car journey away.

Schooling is again close to the property with plenty of Primary and Secondary schools all with good Ofsted reports.

This great home is ideal for those looking for a fantastic location but won't hang around long so call now to view!

Lease: 999 Years (Share of Freehold)

No Ground Rent/Service Charge

Council Tax Band: B

Council: Newham

## What the owner says...

