



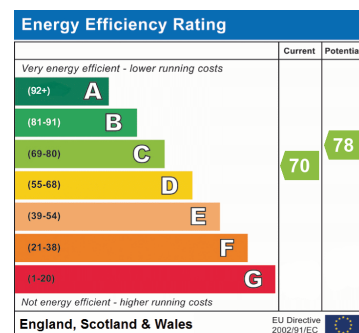
Tollgate Road, Beckton. E6 5JY.



PRICE  
£200,000  
O.I.E.O.

## Transport Information

0.5 Miles to Beckton DLR Station with a plethora of bus stops nearby.



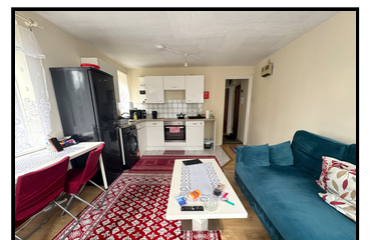
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

- 959 Years Lease (Approx)
- Great Investment Potential
- One Bedroom 2nd Floor Flat
- Economy 7 Heating and Double Glazing
- Allocated Parking







## Tollgate Road, Beckton. E6 5JY.

Guide Price: Offers In Excess of £200,000 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.

Located on the popular turning in Beckton and within close proximity to Asda, Lidl and the Beckton DLR station is this beautifully presented one bedroom second floor flat.

The flat which is bright and spacious throughout benefits from a spacious open plan kitchen/lounge, fitted bathroom a double bedroom and has the added benefit of allocated parking.

Close to the property is an abundance of transport links from buses to planes with City Airport being only a 10/15 minute drive away. Road links are superb with the A13, M11 and A12 all close by.

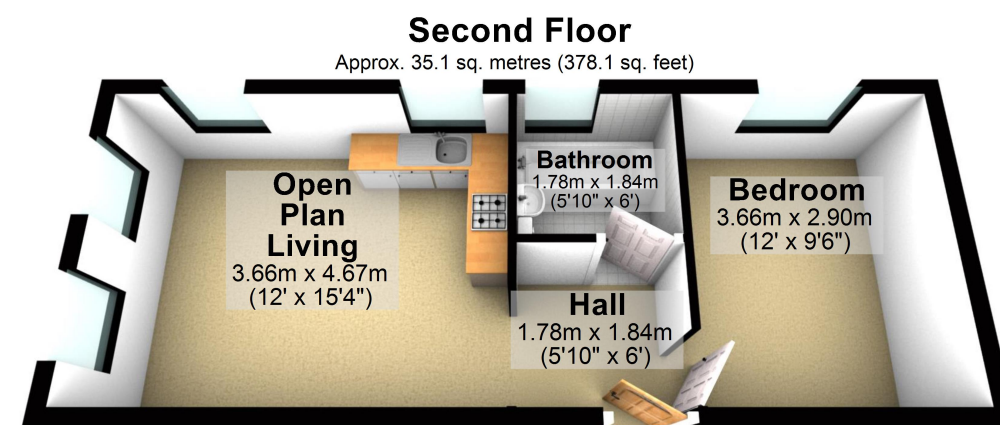
For rail links Beckton DLR station will take you to Canary Wharf or Canning Town where you can get other lines like Jubilee and District Line.

The flat also represents a great first purchase or investment for buy to let, so don't delay and call to view today!

Lease: Approx 959 Years  
Ground Rent: N/A  
Service Charge: £151 Per Month  
Council Tax Band: B  
Council: Newham  
Maximum Council Tax Fee Payable: £1,443.53

## What the owner says...

This is a great home, very spacious and a quiet but friendly block. The area is so good for shops and transport.



Total area: approx. 35.1 sq. metres (378.1 sq. feet)  
**Tollgate Road, Beckton**

## Accommodation

### Open Plan Kitchen / Reception

15' 4" x 12' 0" (4.67m x 3.66m)

### Bedroom

12' 0" x 9' 6" (3.66m x 2.90m)

### Bathroom

6' 0" x 5' 10" (1.83m x 1.78m)

