



39 Wyndham Road, East Ham. E6 1AU.



PRICE
£475,000
to
£500,000

Transport Information

East Ham station for the District and Hammersmith & City Line is 0.6 miles away and around a 14 minute walk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	60	
(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.

- Three bedrooms end of terraced house
- double glazing and gas central heating
- Close to Upton Park and East Ham Stations
- spacious house throughout





39 Wyndham Road, East Ham, London. E6 1AU.

Guide Price: £475,000 to £500,000 F/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.

This substantial three bedroom end of terraced house just of Plashet Grove won't hang around long, so be sure to pick up the phone to book your viewing today.

Internally the property boasts of a through lounge, fitted kitchen and a ground floor bathroom. To the first floor there are three bedrooms all double and a w/c. To the rear of the home there is a easily maintained garden and brick built shed/outbuilding.

The location is ideal for shops and local amenities and transport links in Newham are excellent, Green Street is a great shopping location and a hive of activity a bustling multi cultured area with an abundance of food and retail shops as well as some high street names. There is also the famous Queens Market which has been in Newham since 1904.

Upton Park tube station is located slightly closer is home to District and Hammersmith and City lines and gives access to London in 15-20 minutes. Bus stops are plentiful throughout Newham and road links are also good with A406 and A13 close by.

Schools are also good in Newham and with in close proximity to the home there are both Primary and secondary schools, there are also plenty of outside spaces like Wanstead Flats and Plashet Park for the children to run free and enjoy the out doors.

This lovely home will get a lot of attention and will sell quickly so call so to save disappointment.

Council Tax Band: C

Council: Newham

Maximum Council Tax Fee Payable: £1,446.69

What the owner says...



Accommodation Ground Floor

Reception
10' 9" x 9' 4" (3.28m x 2.84m)

Kitchen/Diner
19' 8" x 8' 7" (5.99m x 2.62m)

Bathroom
7' 3" x 5' 7" (2.21m x 1.70m)

Garden
14' 4" (4.37m)

First Floor

Bedroom 1
15' 2" x 13' 5" (4.62m x 4.09m)

Bedroom 2
10' 10" x 9' 10" (3.30m x 3.00m)

Bedroom 3
8' 5" x 8' 3" (2.57m x 2.51m)

W.C
5' 9" x 2' 11" (1.75m x 0.89m)

