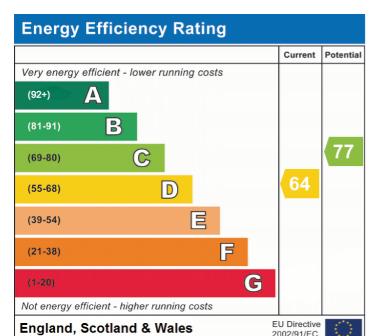




## Transport Information

0.4 Miles to East Ham Station for the District, and Hammersmith and City Lines, with a plethora of buses nearby taking you throughout the borough.



## 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.

**Victoria Avenue, East Ham. E6 1EY.**



- **Two Large Double Bedrooms**
- **First Floor Conversion Flat**
- **Great Location**
- **Chain Free**
- **Lease to be Extended on Completion**



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.



## Victoria Avenue, East Ham, London. E6 1EY.

Guide Price: £350,000 to £375,000 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.

We are delighted to exclusively market this 2-double bedroom first-floor conversion flat.

Centrally located in East Ham, the flat provides large spaces throughout with a separate reception and kitchen. The lounge offers large windows and an open feel that's perfect for having friends and family around, and the kitchen is well laid out to optimize space. The two bedrooms are both double in size and the property lends itself very well to being configured in different ways.

Transport links are excellent, by road, rail, or bus. For rail East Ham station is a short walk away and gives access to both District and Hammersmith and City Lines, for roads the A13 and A406 are minutes away, and if it's buses that you need then there are plenty stopping on Plashet Grove and Katherine Road which are moments away from the property.

With any home there is the opportunity for rental or buy to live in, and this property lends itself perfectly for both. The property has been kept in good condition by the current owner and is a perfect purchase for investors and first-time buyers alike!

This property comes with the added advantage of being marketed with NO ONWARD CHAIN!

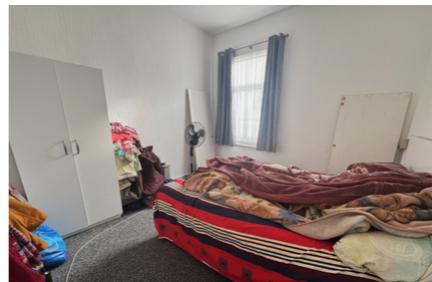
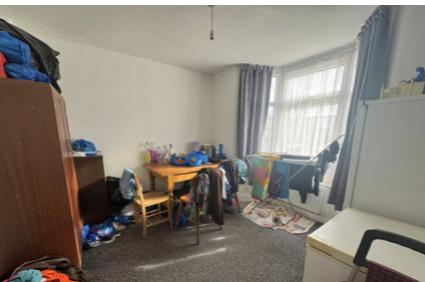
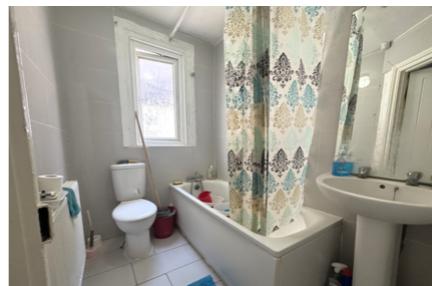
Lease: Approx 69 years currently, with this to be increased to 125 on completion.

Ground Rent: N/A

Service Charge: N/A

### What the owner says...

This has been a great investment for me, the flat is in such a great place for connections and amenities that I'm sure a new family will love making it their home.



## Accommodation First Floor

### Reception Room

15' 9" x 14' 8" (4.80m x 4.47m)

### Kitchen

7' 0" x 6' 5" (2.13m x 1.96m)

### Bedroom One

10' 2" x 9' 11" (3.10m x 3.02m)

### Bedroom Two

10' 4" x 10' 1" (3.15m x 3.07m)

### Bathroom

6' 11" x 4' 10" (2.11m x 1.47m)

