

28 The Birches Station Road, Manor Park. E12 5BS.

## Transport Information

Being just 400ft from Manor Park Station for the Elizabeth Line which is under 1 minute walk, plus a plethora of bus routes taking you throughout the Borough, and East Ham Station for the District & Hammersmith and City lines is under 20 minute walk too.

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.



PRICE  
£250,000  
To  
£260,000

- One Bedroom Ex Local Authority Flat
- Close to Station
- Double Glazed and Gas Central Heating
- 102 year lease







## 28 The Birches Station Road, Manor Park. E12 5BS.

Guide Price: £250,000 to £260,000 L/H

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

This sought after one-bedroom ex-local authority flat is conveniently located for transport links and schools. Moments from Manor Park Station this property will perfectly accommodate either a first-time buyer or a buy-to-let investor who is looking to base themselves within a brisk walk to the Elizabeth Line.

Internally the property is spacious throughout with a bright lounge, fitted kitchen and bathroom and a well-proportioned bedroom. The area itself has a real community feel about it and all the neighbours are great, schools are only a short walk away, along with the local amenities and transport links which either by bus, road, or rail are excellent.

Close by the property is High Street North and Romford Road both of which are a hive of activity and local amenities, where all the major High Street brands can be found and there are two supermarkets within walking distance. there is also Little Ilford Park which is just across the road and is a great outside space for walks and for the children to escape to.

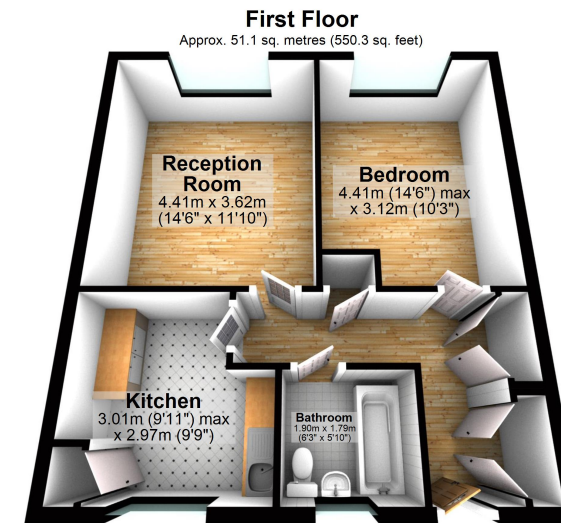
For transport links there is East Ham Station is a 15-minute walk and has the District and Hammersmith and City lines giving access to London, but Manor Park station is literally on the corner and hosts the Elizabeth Line, road links are good and there are links into London and surrounding areas. This property won't hang around long, so call now to view!

Council Tax Band: B

Council: Newham

### What the owner says...

This has been a really good investment for us, the location is so popular with tenants and it's great for a small family.



Total area: approx. 51.1 sq. metres (550.3 sq. feet)  
Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.  
www.propertytics.co.uk  
Plan produced using PlanUp.

### Accommodation

#### Reception Room

14' 8" x 11' 6" (4.47m x 3.51m)

#### Kitchen

9' 10" x 9' 10" (3.00m x 3.00m)

#### Bedroom

14' 6" x 10' 4" (4.42m x 3.15m)

#### Bathroom

6' 2" x 5' 11" (1.88m x 1.80m)



Lease: 102 Years

Ground Rent: £10 P/A