



18 Ridgwell Road, Canning Town. E16 3LN.



PRICE  
£350,000  
To  
£375,000

### Transport Information

Prince Regent DLR Station is 0.7 miles away which is 15 minute walk, and Custom House is also close for the Elizabeth Line with a plethora of buses nearby.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 Bedroom Maisonette
- Shower Room with additional extra W/C
- Private Rear Garden
- Great Location





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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.

Located within close proximity to the A13 and Local amenities is this lovely three-bedroom, first floor maisonette.

The property boasts of a large lounge, fitted kitchen, and shower room. Then you have the larger master bedroom, another double bedroom and a single room, there is also the added benefit of an additional separate w/c. As this is a maisonette, you have a private entrance and a staircase leading down to the sole use garden which is a brilliant and secluded sun trap.

The transport links are excellent in the area with Beckton and Royal Albert DLR Stations close and giving access to Canary Wharf and Central London. Buses are also really good throughout Beckton and give access to the whole of Newham and there are a plethora on your doorstep.

City Airport is also close by and can give access to Europe and beyond. Schools are good in the area with both primary and secondary schools nearby.

This great property will sell quick so call now to view!

Lease: Approx 100 Years

Ground Rent: £10 Per Annum

Service Charge: Approx £200 Per Annum

Council Tax Band: C

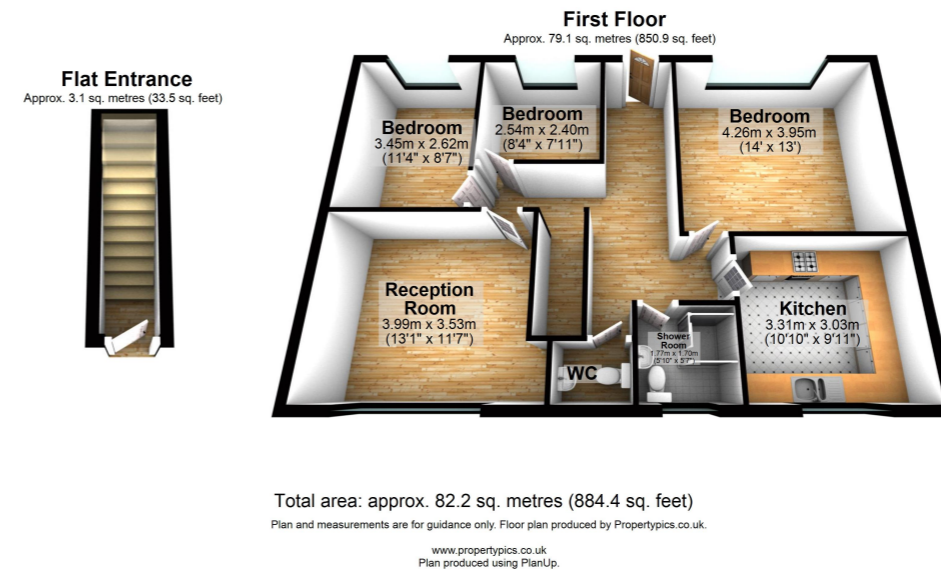
Council: Newham

Maximum Council Tax Fee Payable: £1,446.69

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W [astonfox.com](http://astonfox.com)

What the owner says...

This home has treated us very well, I'm sure the next owners are going to love it!



## Accommodation

### Kitchen

10' 1" x 9' 7" (3.07m x 2.92m)

### Reception Room

12' 7" x 12' 5" (3.84m x 3.78m)

### Bedroom One

12' 11" x 12' 10" (3.94m x 3.91m)

### Bedroom Two

12' 7" x 8' 6" (3.84m x 2.59m)

### Bedroom Three

8' 2" x 7' 5" (2.49m x 2.26m)

### Bathroom

5' 9" x 5' 1" (1.75m x 1.55m)

### W/C

4' 0" x 3' 9" (1.22m x 1.14m)

### Garden

35' 0" (10.67m)

