



Roman Road, East Ham, London. E6 3ST.

PRICE  
£300,000  
To  
£325,000



### Transport Information

1 mile to Beckton DLR Station, and 1.2 miles to both East Ham and Upton Park District and Hammersmith and City line stations, with a plethora of bus routes nearby and the Greenway on your doorstep for cycling.

### 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.

- Two Double Bedrooms
- Third Floor Flat
- Allocated Parking Space
- Excellent Condition
- Central Park Estate



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.





## Accommodation

### Lounge

16' 7" x 11' 4" (5.05m x 3.45m)

### Kitchen

11' 1" x 6' 9" (3.38m x 2.06m)

### Bedroom One

11' 4" x 10' 10" (3.45m x 3.30m)

### Bedroom Two

11' 6" x 9' 11" (3.51m x 3.02m)

### Bathroom

7' 8" x 6' 2" (2.34m x 1.88m)

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Guide Price: £300,000 to £325,000 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.

Perfect Investment or first purchase!

This third floor flat is beautifully presented and bright and spacious throughout. Boasting of a large open plan lounge with Juliet balcony which leads round into the modern fitted kitchen with a large breakfast bar, two very spacious double bedrooms and family bathroom. Externally the property has an allocated parking space, and views over the fields nearby and out towards Canary Wharf and the City.

Location of any property is important, and this part of Central Park is always a popular place to live due to transport links being so easily accessible and brilliant schools nearby.

Beckton DLR is a short walk away and if you need underground station then both Upton Park and East Ham Stations are slightly further away and offer District and Hammersmith and City Lines going into London.

Road links are excellent with A13 and A406 literally minutes away and there is an abundance of buses that can be caught close by the property giving good routes throughout the borough.

Being close to East Ham and High Street North means that there are plenty of local amenities close by mostly located on High Street South and High Street North, where you can find many high street names as well as local ethnic shops and small local businesses. There are also plenty of big supermarkets close by with Asda, Sainsbury's, Lidl and Tesco all close by. For a bit of retail therapy Stratford Westfield and Lakeside Thurrock are both only short drives away, and even closer you have Galleons Reach retail park being a 5 minute drive away.

Schools are easily accessible and nearby you have both primary and secondary schools within walking distance all of which have good Ofsted ratings. This great investment property won't stay for sale long so call now to view!

## What the owner says...

This has been a fantastic flat for me for over 20 years, it's a really quiet area and the views out the windows are lovely.

