



Flat 11, 2b Hertford Court, Vicarage Lane, East Ham. E6 6BE.



Transport Information

East Ham Station for the District, and Hammersmith & City Lines is 1 mile away which is a 20 minute walk, but there are also a plethora of buses taking you there in under 10 minutes. Beckton DLR Station is 0.9 miles walk away which is about 19 minutes walk too.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
77	81

England, Scotland & Wales EU Directive 2002/91/EC

What's next?

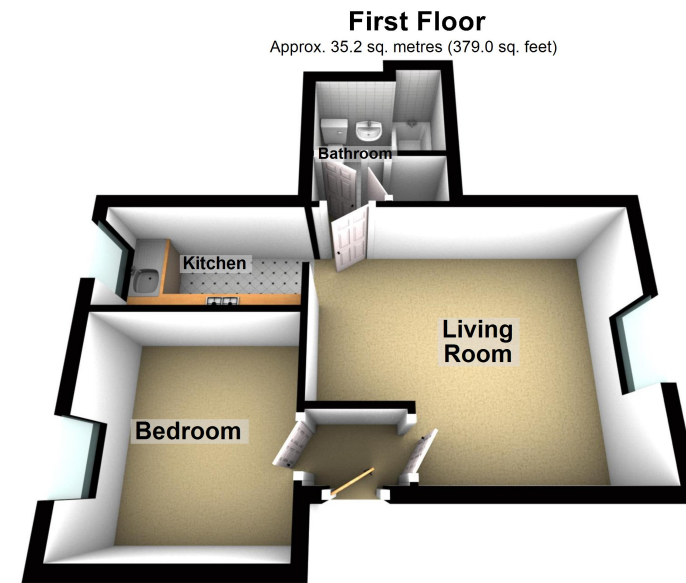
If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

- One bedroom first floor flat
- Allocated parking
- Electric Heating
- Chain free



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.



Total area: approx. 35.2 sq. metres (379.0 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.
www.propertypics.co.uk
Plan produced using PlanUp.

Accommodation

- Reception**
14' 9" x 12' 4" (4.50m x 3.76m)
- Kitchen**
9' 2" x 5' 10" (2.79m x 1.78m)
- Bathroom**
6' 5" x 4' 2" (1.96m x 1.27m)
- Bedroom**
9' 11" x 9' 1" (3.02m x 2.77m)

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Guide Price: £230,000 to £240,000 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. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

What a find!

Located close to Central Park itself is this one bedroom first floor purpose built flat. The property has been rented for a while and has always given a great income and would also be an excellent first time purchase, while it is in need of some maintenance, it boasts of a spacious lounge, fitted kitchen and shower room, and a good sized bedroom.

The property also has an 88 year lease approximately (still to be verified).

Central Park is also only a two minutes walk away and is a hive of events and activities all year round.

Schooling is also good with both primary and secondary schools within walking distance of the property. There are also good road links around Newham with an abundance of bus stops by the property as well as the A406 and A13 giving road links access to London and beyond.

Being located near to the High street North and South means that local amenities are literally moments away there is both a Tesco and Sainsbury's on the high street as well as many big high street brands and local ethnic shops. East Ham station is a 10/12 minute walk away or a short Bus ride and can get you in to London with ease, as there is both District and Hammersmith and City lines with trains coming and going at regular intervals. There is also Upton Park station which is also on the district line and Hammersmith and city line.

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. This beautiful family home will sell quick so call now to view!

This great flat will get your taste buds ticking so call now to view!

What the owner says...

This was an investment property, and I've always had great tenants over the last 15 years.



Lease: 88 Years

Council Tax Band: B

Council: Newham

Maximum Council Tax Fee Payable: £1,191.76