

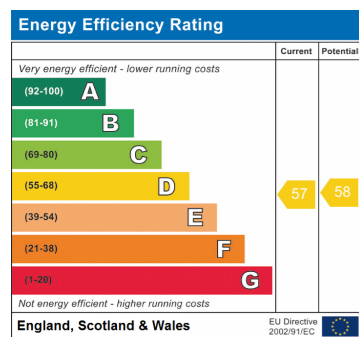
6 Jack Clow Road, West Ham, London. E15 3AS.



PRICE  
£300,000  
To  
£325,000

### Transport Information

Just 0.1 miles to West Ham Station for the District, Hammersmith and City, C2C and DLR services, which is under 5 minutes walk with a plethora of bus routes on your doorstep.



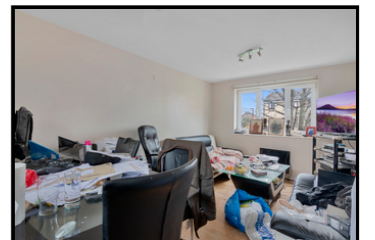
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

- **First Floor Flat**
- **Ideal First Purchase**
- **Secluded Location**
- **Fantastic Transport Links**





## 6 Jack Clow Road, West Ham. E15 3AS.

Guide Price: £300,000 to £325,000 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.

Brilliant Transport Links!

Located just five minutes away from the very well-connected West Ham Station, which gives access to the DLR, Jubilee, District, and Hammersmith and City lines, C2C services and National Rail, as well as being only a short ride from Stratford International Station, you won't want for a better connected home.

The first-floor flat is spacious throughout, with a bright spacious lounge, two double bedrooms, family bathroom and has recently had a new kitchen fitted. Externally the property has its own parking space in a quiet community area which is surrounded by gardens and feels very secluded!

The prominent location is ideal for all transport not only with the trains but also bus routes and road routes as the A12 and A13 are only short drives away. Westfield Stratford shopping centre is just a stone's throw away and gives access to many High Street brands and names, fantastic eateries, and amenities.

This flat is an ideal first-time purchase so call now to view before it's too late!

Lease: 159 Years

Ground Rent: £200 P/A

Service Charge: £1,500 P/A

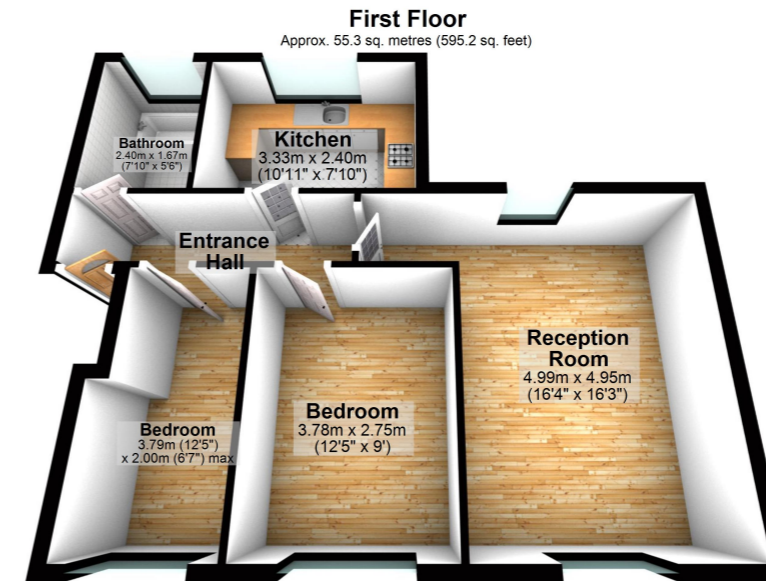
Council Tax Band: C

Council: Newham

Maximum Council Tax Fee Payable: £1,362.01

### What the owner says...

This property is on a lovely quiet street. There's a welcoming community with great transport links. I have recently put in a new kitchen and am in the process of extending the lease.



Total area: approx. 55.3 sq. metres (595.2 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

16' 1" x 10' 2" (4.90m x 3.10m)

#### Kitchen

10' 11" x 7' 10" (3.33m x 2.39m)

#### Bedroom One

12' 4" x 9' 0" (3.76m x 2.74m)

#### Bedroom Two

12' 5" x 6' 6" (3.78m x 1.98m)

#### Bathroom

7' 9" x 5' 6" (2.36m x 1.68m)

