



Transport Information

0.7 Miles to Manor Park Station for the Elizabeth Line which is about 13 minute walk and a plethora of buses nearby. Plus East Ham Station for the District, and Hammersmith and City Lines is 0.8 miles.

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.

Rectory Road, Manor Park. E12 6JA.



PRICE
£270,000
To
£290,000

- 1st Floor Flat
- 999 Year Lease
- Original Features
- Chain Free and Vacant





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Guide Price: £270,000 to £290,000 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.

Great Location!

Located on this popular road in Manor Park and within walking distance to both Manor Park and East Ham Stations, is this conversion flat on the 1st floor.

Internally the property boasts of a spacious lounge, separate kitchen, family bathroom one large bedroom and a study/bedroom two.

Locally there are small amenities with shops close by, and a short walk away there is the main High Street where all the major names can be found. Little Ilford School which is opposite and was described as "Outstanding" in their last Ofsted inspection.

Transport links are very good with plenty of bus stops and road links nearby with A406, A13, and M11 all short drives away.

This is a good first-time purchase or investment, so call now to view the property!

Lease: 999 Years

Council Tax Band: B

Council: Newham

Maximum Council Tax Fee Payable: £1,443.53

What the owner says...

It's a great starter property for new families with school and transport links nearby. Or a great investment as I've rented the property for the years and the area boasts a lovely community spirit.



Accommodation

Reception

13' 9" x 10' 8" (4.19m x 3.25m)

Kitchen

6' 9" x 6' 5" (2.06m x 1.96m)

Bedroom One

11' 8" x 9' 10" (3.56m x 3.00m)

Bedroom Two

5' 8" x 5' 4" (1.73m x 1.63m)

Bathroom

9' 11" x 4' 6" (3.02m x 1.37m)

