



## 8a Burges Road, East Ham. E6 2BH.



PRICE  
£350,000  
To  
£375,000

### Transport Information

Just 400ft from East Ham Station!

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>	74	79
(55-68)	<b>D</b>		
(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.

- **First Floor**
- **Great Location**
- **Chain Free**
- **Two Bedrooms**
- **Fantastic Condition Throughout**





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Guide Price: £350,000-£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.

Location, Location, Location!

Looking for that ideally located flat? Then look no further than this very spacious two-bedroom conversion flat on a prominent turning in East Ham.

Internally the property has been beautifully looked after and boasts of a spacious lounge, fitted kitchen and bathroom and an excellent sized bedroom, and then on the 2nd floor is another great sized bedroom and W/C.

The property is very close to East Ham Station and High Street North for all your shopping needs.

The property is an ideal opportunity for any first time buyer or investor. So don't delay, call now to view!

Lease:154 Years

Ground Rent: N/A

Service Charge: N/A

Council Tax Band: B

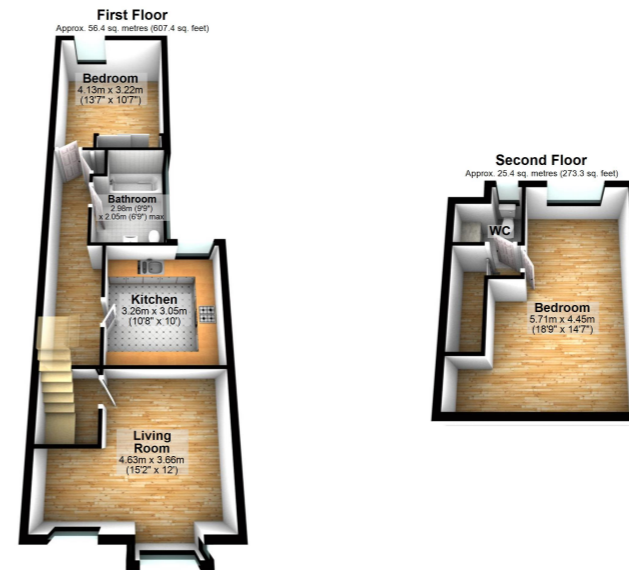
Council: Newham

Maximum Council Tax Fee Payable: £1,265.85

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...

It's in an  
outstanding  
location, you can't  
get better for living  
or an investment.



Total area: approx. 81.8 sq. metres (880.7 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

### 1st Floor

#### Reception Room

15' 7" x 14' 7" (4.75m x 4.45m)

#### Kitchen

10' 2" x 9' 11" (3.10m x 3.02m)

#### Bedroom One

14' 2" x 10' 11" (4.32m x 3.33m)

#### Bathroom

7' 6" x 6' 9" (2.29m x 2.06m)

### 2nd Floor

#### Bedroom Two

14' 7" x 11' 5" (4.45m x 3.48m)

#### W/C

5' 0" x 3' 11" (1.52m x 1.19m)

