



4a Gainsborough Avenue, Manor Park. E12 6JL.



PRICE
£280,000
To
£290,000

Transport Information

1 mile to Manor Park Station, and 1.1 miles to Ilford Station with a plethora of bus routes nearby taking you across the borough.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		
(69 to 80)	C		
(55 to 68)	D	57	67
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		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.

- Two bedrooms maisonette
- Fitted kitchen and bathroom
- Chain free
- Close to station and local amenities





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Guide Price: £280,000 to £290,000 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.

Great Location! Good Lease!

Located on this highly popular Road in Manor Park and overlooking the park is this well presented and excellently maintained two bedroom first floor maisonette. The property which has been finished to a good standard standard boasts of a good size lounge, fitted kitchen, modern bathroom, two spacious bedrooms and has the benefit Externally of its own easily maintain garden and this can be accessed via a staircase from the kitchen.

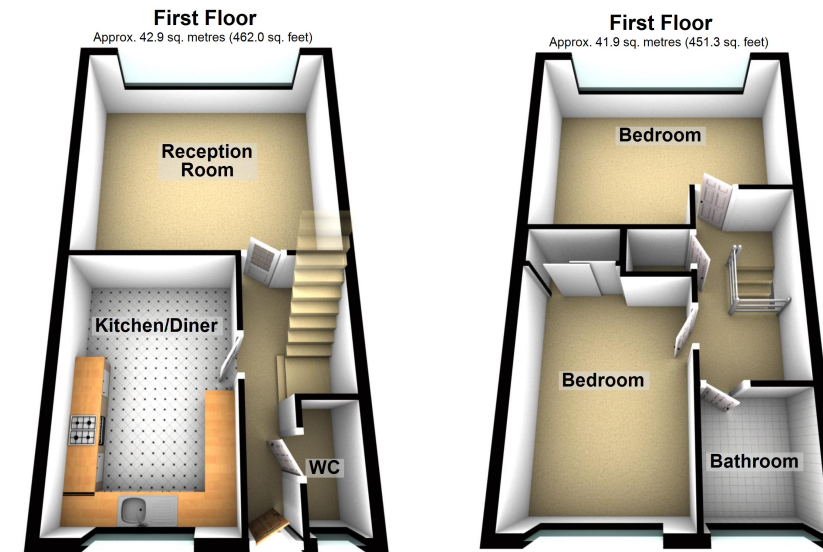
Close by the property is High Street North and Romford road both of which are a hive of activity and local amenities, where all the major high street brands can be found and there are two supermarkets within walking distance. there is also Little Ilford Park which is just across the road and is a great outside space for walks and for the children to escape to.

For transport links there is East ham Station which is a seven to ten minute walk and has the District and Hammersmith and City lines giving access to London. slightly further is Manor park or Ilford stations both are over ground train stations and soon to be Cross rail stations, Road links are good and there are links into London and surrounding areas.

This first floor maisonette will be snapped up quick so call now to view!

What the owner says...

Its been a good investment, and its in a good location, tenants have always been easy to find and always getting a good rent.



Total area: approx. 84.8 sq. metres (913.3 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 Main Floor

Lounge

15' 9" x 11' 7" (4.80m x 3.53m)

Kitchen / Diner

13' 4" x 9' 4" (4.06m x 2.84m)

W/C

4' 7" x 2' 10" (1.40m x 0.86m)

1st Floor

Bedroom 1

15' 9" x 8' 9" (4.80m x 2.67m)

Bedroom 2

13' 1" x 9' 5" (3.99m x 2.87m)

Bathroom

6' 11" x 6' 1" (2.11m x 1.85m)

