



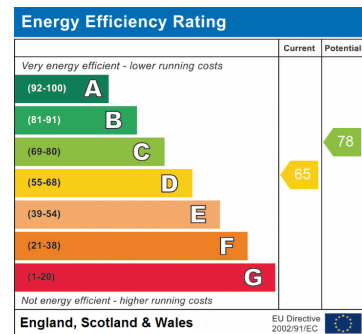
349a Dersingham Avenue, Manor Park. E12 6JX.



PRICE
£260,000
To
£270,000

Transport Information

0.8 Miles to East Ham Station for the District and Hammersmith and City Lines which is 18 minutes walk, and 1 mile to Manor Park Station for the Elizabeth Line, with a plethora of buses taking you throughout the borough.



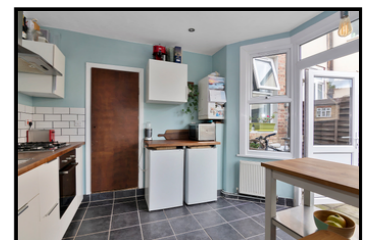
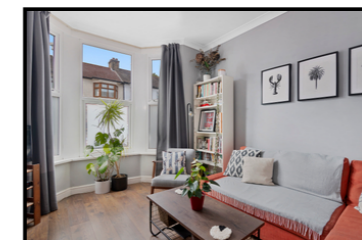
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser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

- One bedroom ground floor flat
- Good lease 106 yrs approx
- Beautifully maintained by current owners
- Double glazing and gas central heating





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Guide Price: £260,000 to £270,000 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.

Located on this hugely popular turning in Manor Park is this delightful one-bedroom ground floor flat conversion, the property is within walking distance of local amenities and transport links.

The flat itself boasts of a spacious reception room, fitted kitchen with breakfast area, beautiful bathroom suite and a spacious bedroom. Externally the property has its own easily maintained rear garden which extends to approximately 20ft and is ideal for barbecues and alike.

This delightful property represents a great opportunity for any first-time buyer or investor looking to live in a lovely area.

The area itself has a real community feel about it and all the neighbours are great, schools are only a short walk away, along with the local amenities and transport links which either by bus, road, or rail are excellent.

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 and has the District and Hammersmith and City lines giving access to London. Slightly further is Manor Park for the Elizabeth Line, and road links are good with links into London and surrounding areas.

This property won't hang around long, so call now to view!

What the owner says...

This has been a great home for us, and we're only moving to upsize and will miss the area!



Total area: approx. 71.6 sq. metres (771.2 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**
13' 4" x 11' 7" (4.06m x 3.53m)
- Bedroom**
11' 1" x 9' 11" (3.38m x 3.02m)
- Kitchen**
11' 8" x 8' 11" (3.56m x 2.72m)
- Bathroom**
9' 4" x 4' 11" (2.84m x 1.50m)
- Garden**
34' 7" (10.54m)
- Cellar**
23' 8" x 15' 0" (7.21m x 4.57m)

