



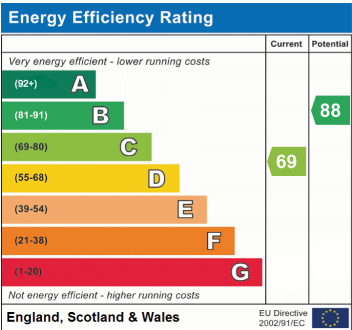
244 Lonsdale Avenue, East Ham. E6 3PW.



PRICE  
£475,000  
To  
£500,000

Transport Information

Upton Park Station for the District and Hammersmith and City Lines is 1.1 miles away which is around 25 minutes walk, or an 8 minute bus ride. Beckton DLR Station is also 1 mile away which is about 21 minutes walk and there is a plethora of bus routes nearby.



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.

- Three Bedroom Terraced House
- 40 Ft Rear Garden
- Immaculate Condition
- Central Park Estate







## 244 Lonsdale Avenue, East Ham. E6 3PW.

Guide Price: £475,000 to £500,000 F/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.

This property won't hang around long, so call now to view! Located on the hugely popular Central Park Estate and within walking distance to the park which is a hive of activity over the seasons, is this absolutely stunning three-bedroom stunning family home. The property itself boasts of two spacious reception rooms, modern fitted kitchen, it also benefits from a ground floor cloakroom. To the first floor there are three bedrooms and a family bathroom, to the rear of the property there an over 40ft garden which is ideal for the summer months and is also well stocked with flowering shrubs.

The property is located on the south side of the ever popular and highly sought after Central Park Estate which is a tree lined and tranquil place to live. Central Park with its many facilities is a few minutes' walk away and throughout the year is a hive of sporting and musical events. The Greatfield Community with its East Edge Sisters WI group and Community Market is centered here and over the year run various neighbourhood inspired markets and family orientated days. Red Door Studios and Arts Centre is active across the arts and young professionals are busy buying and restoring properties in this road Schooling in Newham is now excellent with the best rated primary school in England located here.

This house is well within the catchment area of nearby Brampton Primary school which is rated outstanding by Ofsted and feeds Brampton Manor Academy. There is a corner shop just moments away for your daily pint of milk and those small but urgently needed supplies. For the main high street brands, nearby High Street North has a vast array of shops and slightly further afield on Green Street is the hugely popular Queens Market where an eclectic mix of stalls can be found. There are also the big names, Tesco, Asda, Sainsbury's and Lidl all serving the area. Newham Town Hall with its neighbouring Library and Leisure Centre are also just a brisk walk away.

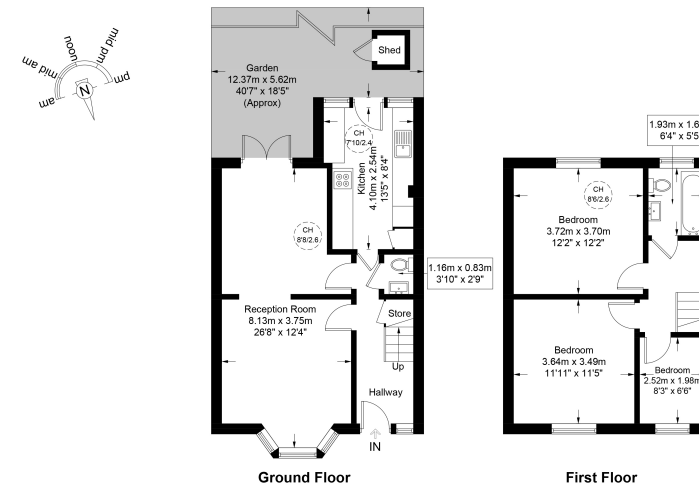
For transportation, Newham is a great place as East Ham tube station has both District and Hammersmith and City Lines going directly into London and allowing easy links to West Ham where the Jubilee and C2C lines can be caught. At Beckton there is the DLR with connections to Canning Town and Tower Gateway. Buses run frequently throughout the borough and you are never far from a bus stop. There are cycle links to Stratford and local shopping centres via the nearby Greenway and for the car user the A13 and A406 are a stone's throw away.

### What the owner says...

This has been a great home for us over the years, we particularly love the area as there is so much green space nearby.

Lonsdale Avenue, E6

Approximate Gross Internal Area = 950 sq ft / 88.3 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



## Accommodation

### Reception One

13' 10" x 12' 3" (4.22m x 3.73m)

### Reception Two

12' 0" x 11' 10" (3.66m x 3.61m)

### Kitchen

12' 8" x 8' 4" (3.86m x 2.54m)

### WIC

3' 10" x 2' 9" (1.17m x 0.84m)

### Garden

40' 4" (12.29m)

## 1st Floor

### Bedroom One

11' 11" x 11' 5" (3.63m x 3.48m)

### Bedroom Two

9' 4" x 12' 4" (2.84m x 3.76m)

### Bedroom Three

8' 4" x 6' 5" (2.54m x 1.96m)

### Bathroom

6' 3" x 5' 4" (1.91m x 1.63m)



