



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.

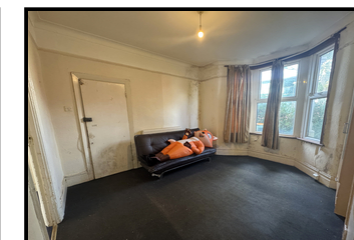
We are based just two doors down from East Ham Station.

Rectory Road, Manor Park. E12 6JA.



PRICE
£230,000
To
£240,000

- One Bedroom Conversion Flat
- Ground Floor
- Cellar and Private Garden
- Chain Free and Vacant
- 999 Year Lease
- Original Features
- 0.7 miles to Manor Park Station





Rectory Road, Manor Park. E12 6JA.

Guide Price: £230,000 to £240,000 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 and Investment!

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

While the property does require refurbishment, internally it boasts high-ceilings throughout and consists of a spacious lounge with a large bay window and fireplace, large L-shaped bedroom with an enclosed fireplace, kitchen with room for dining, and the family bathroom. This flat also benefits from an almost 21ft private garden and a cellar.

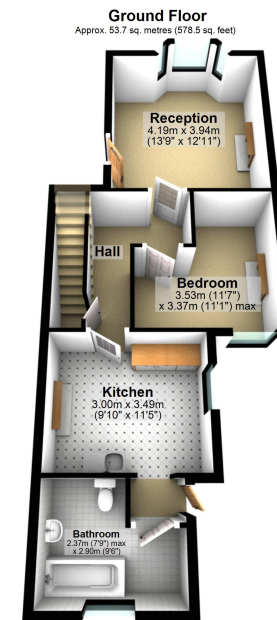
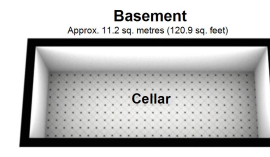
Locally there are small amenities with shops close by, and a short walk away there is the main High Street where all the major names can be found. Little Ilford School which is opposite and was described as "Outstanding" in their last Ofsted inspection. Transport links are very good with plenty of bus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

This will be a great investment for someone, there is so much potential and with it being in such a well located area this will be a lovely home after it's been refurbished.



Total area: approx. 65.0 sq. metres (699.5 sq. feet)
16a Rectory Road, Manor Park

Accommodation

Reception Room

13' 9" x 12' 11" (4.19m x 3.94m)

Bedroom

11' 7" x 11' 0" (3.53m x 3.35m)

Kitchen

11' 5" x 9' 10" (3.48m x 3.00m)

Bathroom

9' 6" x 7' 9" (2.90m x 2.36m)

Garden

20' 11" (6.38m)

Cellar

22' 7" x 7' 3" (6.88m x 2.21m)

