



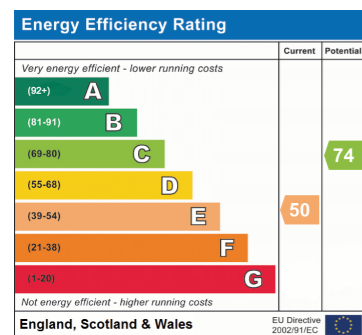
9 Stride Road, Plaistow. E13 0EA.



PRICE
£250,000
To
£260,000

Transport Information

Plaistow station is 0.4 miles away and around an 8 minute walk.



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
- Brilliant Location
- Stunning Condition Throughout
- Approx 105 Year Lease





9 Stride Road, Plaistow, London. E13 0EA.

Guide Price: £250,000 to £260,000 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.

You won't want to miss this flat! This is a spacious and modern ground floor flat which is ideally located for transport links and amenities, boasting of a spacious lounge overlooking the garden, modern fitted kitchen and bathroom, a double bedroom and another room which is currently used as a walk in wardrobe / dressing room.

Location is paramount when buying a property and with this home you need not look any further with local amenities all within walking distance and an abundance of Primary and Secondary schools, you couldn't get a better area.

Transport links are also great with Upton Park and Plaistow Stations close by and both giving District line and Hammersmith and City lines and direct links in to central London in a very short time, road links are excellent as well and the A13, A12, A406 and M11 are all only a short drive away, moreover there are plenty of bus routes and stops going throughout Newham and many also taking you to surrounding areas and Boroughs. There are cycle links to Stratford and local shopping centres via the nearby Greenway and this also takes you to the Olympic Park E20 where there are an abundance of shops, eateries and the famed West Field shopping centre.

Local amenities are easily accessed at Green street which is a hive of activity a bustling multi cultured area with an abundance of food and retail shops as well as some high street names. There is also the famous Queens Market which has been in Newham since 1904. For the occasional shopping spree Stratford's Westfield is a stones throw away either by road or bus and is full of the latest brands eating outlets and Big high street names.

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

Lease: Approx 104 years

Ground Rent: Approx £20 Per Annum

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

Council Tax Band: B

What the owner says...

This has been a fantastic home for us, you're so close to the High Street and the Tube, but also it's quiet and a spacious flat.

Stride Road, E13

Approximate Gross Internal Area = 570 sq ft / 53.0 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

Lounge

16' 7" x 10' 5" (5.05m x 3.17m)

Kitchen

16' 1" x 5' 8" (4.90m x 1.73m)

Bathroom

6' 9" x 5' 5" (2.06m x 1.65m)

Dressing Room

5' 8" x 4' 11" (1.73m x 1.50m)

Bedroom

16' 3" x 8' 1" (4.95m x 2.46m)



