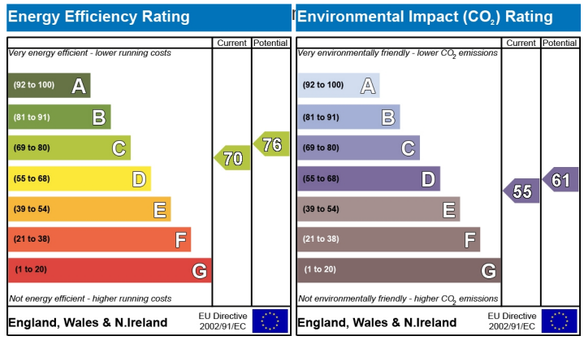
aston fox

Transport Information

Beckton DLR Station is a 8 minute walk.

East Ham Underground Station is a 38 minute walk. Alternatively the closest bus stop is a 5 minute walk and buses run every 12 minutes



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.

aston fox

34 Viscount Drive, East Ham, London. E6 5XQ.

- **One Bedroom top floor flat**
- **Economy 7 Heating**
- **Allocated Parking**
- **Good Lease (96 Years Approx)**

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

34 Viscount Drive, East Ham, London. E6 5XQ.

Guide Price £240,000 to £250,000 F/H

At each individual viewing, we will supply PPE equipment.

Please be aware this is a Sale by Tender property and the prospective purchaser will incur a fee to Aston Fox.

Located on the popular turning in Beckton and within close proximity to Asda, Lidl and Beckton DLR station is this beautifully presented one bedroom 2nd floor flat.

The flat which is bright and spacious throughout benefits from a large lounge, fitted kitchen, fitted bathroom, double bedroom and has the added benefit of allocated parking.

The property is also well located for transport links, as the A13, A406, and M11 motorway are all only a short drive away giving good links into London and to the rest of Essex and surrounding areas. City Airport is also close by for flights to Europe and parts of America, and there is also Beckton DLR station only a short walk away giving quick links into London and Docklands, at Canning Town you can get other lines like Jubilee and you are two stops from Stratford international station.

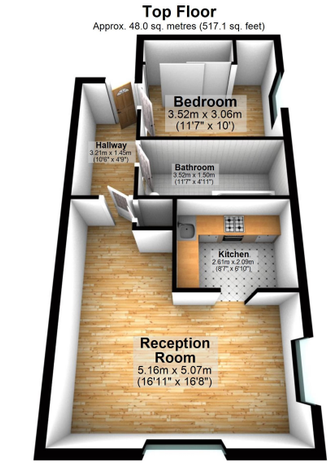
Beckton is a great area to live in and benefits from good local amenities, with Asda, Tesco's and Sainsbury's all having shopping centres close by and there are two retail parks all within a 5 minutes drive which have all your High Street Brands, as well as being close to Stratford Westfield for the more indulgent shopping trips.

Schools are also good from infant to primary and secondary schools, and they are also plentiful throughout Beckton.

The flat also represents a great first purchase or investment for buy to let, so don't delay and call to view today!

What the owner says...

I have loved living here, everything is close by and its a really quiet place to live.



Total area: approx. 48.0 sq. metres (517.1 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

www.propertypics.co.uk
Plan produced using PlanUp.

Accomodation

Lounge

14' 4" < 9' 8" (4.37m x 2.95m) x 16' 7" x ' " (5.05m)

Kitchen

8' 5" x 6' 8" (2.57m x 2.03m)

Bedroom

11' 7" x 8' 3" (3.53m x 2.51m)

Bathroom

11' 5" x 4' 10" (3.48m x 1.47m)

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