



### Transport Information

Just 0.15 miles from East Ham station for the District and Hammersmith and City Lines, plus a plethora of bus routes on the nearby High Street North

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.

76a Burges Road, East Ham. E6 2BH.



PRICE  
£375,000  
To  
£400,000

- **Great Investment**
- **Unbeatable Location**
- **945 Year Lease**
- **Three Bedroom 1st Floor Maisonette**
- **Kitchen/Diner**
- **Underfloor Heating In Bathroom**





## 76a Burges Road, East Ham. E6 2BH.

Guide Price: £375,000 to £400,000 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.

Perfect location and loads of space!

This delightful home will be what you have been waiting for, nestled perfectly within the Burges Estate and within throwing distance of East Ham station is this three-bedroom first floor maisonette. The property boasts of a spacious lounge (currently used as a bedroom) with fireplace, fitted kitchen with dining area and family bathroom with underfloor heating. Then there are two well-appointed bedrooms on this floor, and the loft has been converted into another large room too.

Close by to the property is High Street North and this is the hive of East Ham. There are an abundance of High Street brands through to local ethnic and family run businesses, there is also a Tesco's and a Sainsbury's for the weekly shopping needs. But if it's something a little more fancy you require, then Stratford's Westfield shopping centre and Lakeside Thurrock are both short rides away and give you a wide choice of big fashion names as well as eateries and things to do.

As the property is ideally located there is plenty of transport links close by, East Ham tube station has both District and Hammersmith and City lines enabling access to London in less than 20 minutes. Buses frequently run from both High Street North and Barking Road giving you access throughout Newham and the surrounding boroughs.

For road links the A406 and A13 are only a stones throw away and give quick and easy links to London or out to Essex and beyond, if you need a flight to Europe or slightly further then London City Airport is a 10-15 minute drive away.

With this being a family dominated area, schooling is a top priority and you are ideally located for access to both primary and secondary schools many of which have excellent Ofsted rating. This stunning property is an ideal purchase for any family or even an investor looking for a top specification property, so don't delay call now to book your viewing today!

### What the owner says...

This has been a great home, there's loads of room and the location is unbeatable with the High Street just round the corner and the station 5 minutes away.



### Accommodation

#### Kitchen

14' 6" x 10' 1" (4.42m x 3.07m)

#### Reception

13' 10" x 11' 2" (4.22m x 3.40m)

#### Bathroom

6' 10" x 6' 0" (2.08m x 1.83m)

#### Bedroom One

11' 4" x 7' 10" (3.45m x 2.39m)

#### Bedroom Two

14' 7" x 8' 10" (4.45m x 2.69m)

#### Loft Room

14' 7" x 11' 5" (4.45m x 3.48m)