



70 Ladysmith Avenue, East Ham. E6 3AR.



PRICE  
£450,000  
To  
£475,000

### Transport Information

0.8 Miles to East Ham Station for the District and Hammersmith & City Lines, which is a 15-18 minute walk, or short bus trip. There are a plethora of bus routes on the nearby Barking Road and High Street South.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		59	85
England, Scotland & Wales			
EU Directive 2002/91/EC			

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 Mid-Terrace House
- South Facing Garden
- Central Park Estate
- Fantastic Location







## 70 Ladysmith Avenue, East Ham. E6 3AR.

Guide Price: £450,000 to £475,000 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.

Truly stunning and a superb location! Located on the ever-popular Central Park estate and a short ride away from East Ham or Upton Park station is this ideally located three bedroom modern home. The property which is spacious boasts of a through lounge, modern fitted kitchen and sunroom/conservatory. To the first floor there are two double bedrooms and single bedroom, plus the family bathroom. Externally the property has a stunning and easily maintained garden which is an ideal space for summer BBQ's.

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.  
196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com  
This beautiful family home will sell quick so call now to view!

### What the owner says...

We've lived here for over 30 years and have a lot of fantastic memories in the house and area. You will love the community and having the park close by and the house is great for bringing up a family.

Ladysmith Avenue, E6

Approximate Gross Internal Area = 1129 sq ft / 104.9 sq m

Shed = 60 sq ft / 5.6 sq m



First Floor

Ground Floor



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 Room

29' 2" x 11' 3" (8.89m x 3.43m)

#### Dining Room

10' 1" x 9' 0" (3.07m x 2.74m)

#### Kitchen

21' 3" x 7' 7" (6.48m x 2.31m)

#### Garden

#### 1st Floor

#### Bedroom One

15' 3" x 10' 3" (4.65m x 3.12m)

#### Bedroom Two

13' 3" x 10' 4" (4.04m x 3.15m)

#### Bedroom Three

8' 5" x 6' 2" (2.57m x 1.88m)

#### Bathroom

8' 9" x 6' 4" (2.67m x 1.93m)



Council Tax Band: C

Council: Newham

Maximum Council Tax Fee Payable: £1,446.69