



Transport Information

Manor Park over ground Station is only a 10 minute walk away

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.

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.

331 Sherrard Road, Manor Park, London. E12 6UH.



PRICE
£250,000
To
£260,000

- One bedroom ground floor flat
- New lease on completion
- Fitted kitchen and bathroom
- Close to two stations





331 Sherrard Road, Manor Park, London. E12 6UH.

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

Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment.

The property will complete with a new Lease ! And Pepper corn ground rent !

Don't miss out on this opportunity to purchase this one bedroom conversion flat located just off High Street North!

The property which is in a good condition boasts of a spacious lounge, fitted kitchen, and bathroom, and a good sized double bedroom, and also has the added benefit of a second w/c and its own rear garden. The property will receive a new lease extending it to approx 160-170 years.

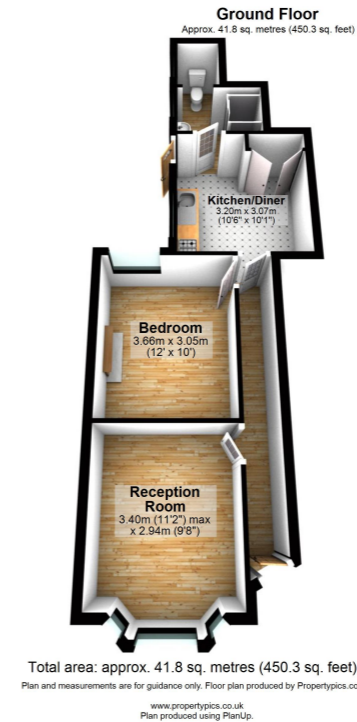
The property is also well located for local amenities with a majority of High Street names only a short walk away, transport links are also close with East Ham District line station and Manor Park overground station which soon to be cross rail station are both within walking distance.

This property represents a great investment or first purchase and is a great property.

This property won't hang around long, so pick up the phone and call today before it's gone

What the owner says...

The property has stood well for us over the years we have loved living here and we find it very convenient for just about everything.



Accommodation

Lounge

13' 5" x 9' 1" (4.09m x 2.77m)

Bedroom

10' 10" x 10' 10" (3.30m x 3.30m)

Kitchen / diner

10' 6" x 10' 0" (3.20m x 3.05m)

Bathroom

6' 11" x 4' 4" (2.11m x 1.32m)

Garden

28' 9" x 5' 10" (8.76m x 1.78m)

