



## Transport Information

1 Mile to Beckton DLR Station.  
1.1 Miles to East Ham Station.  
A plethora of buses nearby

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>		67
(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		
England, Scotland & Wales		

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.

St Albans Avenue, East Ham. E6 6HH.



PRICE  
£2,350  
pcm

- £2,350 PCM
- Three Bedroom House
- Private Rear Garden
- Reception plus Large Kitchen / Diner
- Four Piece Bathroom
- Unfurnished
- Available Now







## St Albans Avenue, East Ham, London. E6 6HH.

£2,350 Per Calendar Month (PCM)

This delightful unfurnished three bedroom mid-terraced home offers all the space a family would wish for.

Internally the ground floor of the property boasts of a spacious reception rooms which leads into the fitted kitchen / diner with breakfast bar and an additional utility area. The bathroom is brand new and consists of both bath and standing shower, plus sink and toilet, and at the rear a large garden. Upstairs you'll find the three bedrooms, two of which are bright double size and a single room.

Near by the home is an abundance of Primary and Secondary schools along with views from the front door of Gooseley Playing Field. Transport links are excellent, by road rail or bus. For rail East Ham station is a short walk or bus ride away and gives access to both District and Hammersmith and City Lines. For road the A13 and A406 are minutes away and if it's buses that you need then there are plenty of them stopping moments away from the property.

For local amenities there are the usual local shops close by and there are also slightly further away on High Street North there are the bigger high street names, for the weekly shop Tesco, Sainsbury's, and Lidl are all close by and for those wanting retail therapy then you have the option of Stratford Westfield and Thurrock Lakeside.

Don't delay, call now to book your slot to view today!

Council Tax Band: C  
Council: Newham  
Maximum Council Tax Fee Payable: £1,649.74

What the owner says...

This is an amazing location, it's a quiet turning and having the park so close is absolutely lovely.



## Accommodation

### Reception One

12' 10" x 11' 7" (3.91m x 3.53m)

### Kitchen / Diner

17' 2" x 11' 1" (5.23m x 3.38m)

### Utility Room

7' 5" x 6' 11" (2.26m x 2.11m)

### Bathroom

7' 5" x 7' 5" (2.26m x 2.26m)

### Garden

35' (10.67m)

## 1st Floor

### Bedroom One

13' 10" x 11' 1" (4.22m x 3.38m)

### Bedroom Two

11' 2" x 8' 10" (3.40m x 2.69m)

### Bedroom Three

8' 1" x 7' 9" (2.46m x 2.36m)

