



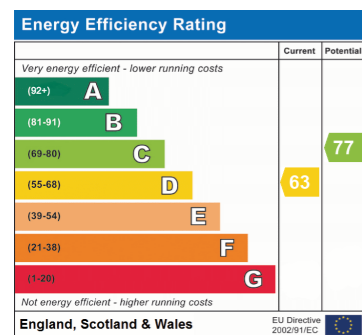
2d Caulfield Road, East Ham. E6 2EJ.

PRICE
£350,000
To
£375,000



Transport Information

0.2 Miles to East Ham Station

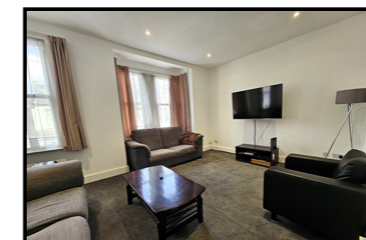


What's next?

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.

- Four Double Bedrooms
- Unbeatable Location
- Large Kitchen/Dining Room
- Duplex Flat
- Share of freehold with 999 Lease
- Two bathrooms
- Chain Free



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.



2d Caulfield Road, East Ham. E6 2EJ.

Guide Price: £350,000 to £375,000 Share of Freehold

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.

Located on the ever popular Burges Estate, just off the High Street is this four bedroom duplex flat.

The family home has an abundance of size and space throughout. On the first floor you have a large lounge, fitted kitchen/diner, two double bedrooms and family bathroom. Then to the second floor you'll find two more very well-proportioned double bedrooms and a shower room.

Transport links are excellent throughout Newham with an abundance of stations. East Ham gives you both District, and Hammersmith and City Lines and at Manor Park you can jump on the Elizabeth Line and close by the property there are plenty of bus stops giving road access to Newham and surrounding areas.

Being off High Street North means that local amenities and big high street brands are close buy for all you shopping needs as well as the smaller more specific ethnic shops, if it's a big shopping spree that you have in mind, then Stratford's Westfield shopping centre is a bus ride or short car journey away.

Schooling is again close to the property with plenty of Primary and Secondary schools all with good Ofsted reports.

This great family home is ideal for the growing family but won't be around long so call now to view!

Lease: 999 Years (Share of Freehold)

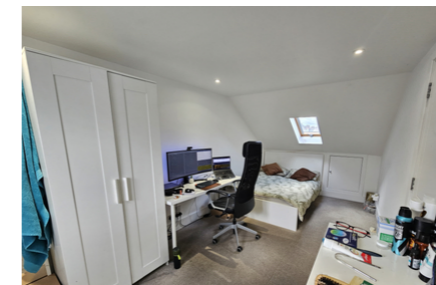
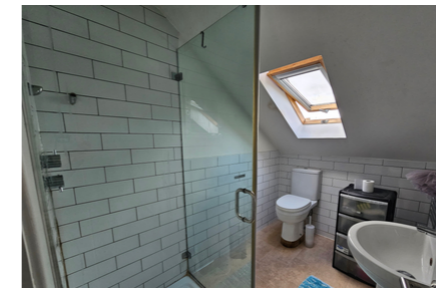
No Ground Rent/Service Charge

Council Tax Band: B

Council: Newham

Maximum Council Tax Fee Payable: £1,265.85

What the owner says...



Accommodation

First Floor

Reception 15' 9" x 13' 11"
(4.80m x 4.24m)

Kitchen 23' 5" x 8' 5" (7.14m x 2.57m)

Bathroom One 7' 6" x 6' 5"
(2.29m x 1.96m)

Bedroom One 16' 11" x 8' 6"
(5.16m x 2.59m)

Bedroom Two 13' 7" x 10' 9"
(4.14m x 3.28m)

Second Floor

Bedroom Three 11' 6" x 10'
(3.51m x 3.05m)

Bedroom Four 17' x 9' 8" (5.18m x 2.95m)

Bathroom Two 7' 7" x 5' 3"
(2.31m x 1.60m)