



Transport Information

0.35 miles to both East Ham Station and Upton Park Station for the District, and Hammersmith and City Lines which are an 8-10 minute walk away with a plethora of bus routes on Plashet Grove and nearby taking you to Stratford and throughout the borough.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

18 Oberon Court, East Ham. E6 1BF.



PRICE
£290,000
To
£300,000

- Second Floor Flat
- Private Balcony
- Allocated Parking
- Stunning Condition Throughout
- Family Bathroom With Separate Bath and Shower





18 Oberon Court, East Ham. E6 1BF.

Guide Price: £290,000 to £300,000 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.

Style and Finesse!

Be the first to view this stunning one bedroom 2nd floor purpose-built apartment.

The property which is spacious and bright throughout boasts of a large lounge, fitted kitchen with integrated appliances, balcony, bedroom and beautiful fitted bathroom with shower and bath. There is also a private balcony off the reception room.

The property also benefits from having two sun trap roof gardens, both of which give skyline views of London and surrounding areas. There is also a communal garden area with children's play area.

The location of this property is also excellent with several stations within walking distance of the property; East Ham and Upton Park, both of which are district and Hammersmith and City lines, and also slightly further away, is Manor Park Station for the Elizabeth Line.

There are also plenty of bus routes taking you to surrounding High Streets where there are plenty of main brand and High Street name shops to be found.

Road links are also excellent with the A406, A13, and M11 motorway all within short drives of the property.

This spectacular flat will sell quick, so call now to view!

Lease: 112 years approx.

Ground Rent: £100 Per Annum

Service Charge: £195 Per Month

What the owner says...

This has been a great home for us, the area is so well located as you're sandwiched between High Street North and Green Street.

Oberon Court, E6

Approximate Gross Internal Area = 620 sq ft / 57.6 sq m



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

Kitchen

8' 2" x 12' 0" (2.49m x 3.66m)

Reception Room

Bedroom

16' 9" x 10' 11" (5.11m x 3.33m)

Bathroom

6' 11" x 6' 4" (2.11m x 1.93m)



