



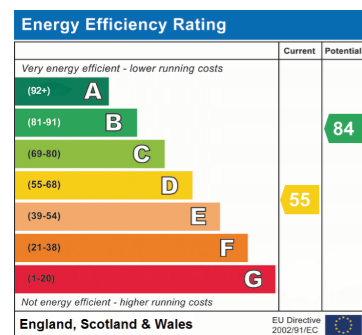
26 Lonsdale Avenue, East Ham. E6 3JY.



PRICE  
£475,000  
To  
£500,000

### Transport Information

0.9 Miles to Upton Park Station for the District and Hammersmith & City Lines, which is an 18 minute walk. There are a plethora of bus routes taking you throughout the borough and beyond.



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.

- Two Bedroom Mid-Terraced House
- Stunning Condition Throughout
- Original Features
- Central Park Estate
- 85ft Rear Garden







## 26 Lonsdale Avenue, East Ham. E6 3JY.

Guide Price: £475,000 to £500,000 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 property in a great 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 two-bedroom home.

The property which is spacious and has been beautifully modernised by its current owner who has a superb eye, boasting of a through lounge, leading to the modern fitted kitchen diner. Then to the first floor there are two double bedrooms and a spectacular four-piece family bathroom with freestanding bath and corner shower. Externally the property has an extensive 85ft garden with a paved area, leading to lawn and to the bottom is a shed. This is an ideal space for summer BBQ's and is a secluded sun-spot with a lot of potential.

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 centred 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 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.

This beautiful family home will sell very quickly so call now to view!

### What the owner says...

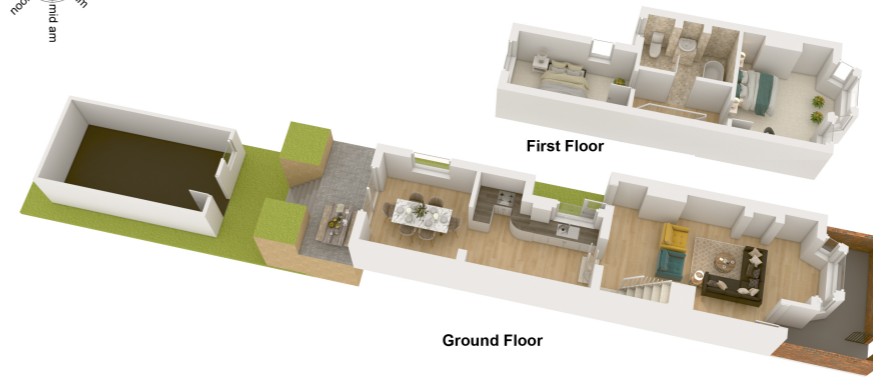
This has been a super place to live, we love the locality and quirkiness of the area, Green Street is a buzzing High Street and full of wonderful shops from textiles to food.

#### Lonsdale Avenue, E6

Approximate Gross Internal Area = 1194 sq ft / 110.9 sq m

Restricted Height = 18 sq ft / 1.7 sq m

Shed = 222 sq ft / 20.6 sq m



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

24' 4" x 13' 2" (7.42m x 4.01m)

#### Kitchen

13' 11" x 9' 9" (4.24m x 2.97m)

#### Dining Area

10' 6" x 10' 3" (3.20m x 3.12m)

#### Garden

85' 0" (25.91m) to Shed

#### 1st Floor

##### Bedroom One

13' 1" x 12' 10" (3.99m x 3.91m)

##### Bedroom Two

14' 3" x 7' 4" (4.34m x 2.24m)

##### Bathroom

10' 10" x 7' 4" (3.30m x 2.24m)

