



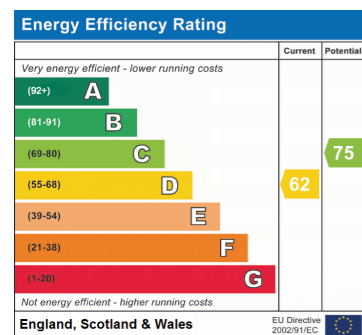
Lambourne Road, Barking. IG11 9PS.



PRICE
£210,000
To
£230,000

Transport Information

Upney Station for the District Line is 0.3 miles away.



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.

- Ground Floor Maisonette
- Close to Upney Station
- Chain Free and Vacant
- 125 Year Lease
- Private Garden
- Spacious and Bright Throughout
- Fantastic Investment





Lambourne Road, Barking. IG11 9PS.

Guide Price: £210,000 to £230,000 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.

Located in a quiet area just around the corner from Upney Station, is this spacious one-bedroom ground floor maisonette.

The home is bright and spacious throughout and benefits from a large lounge, kitchen, modern fitted bathroom and large double bedroom. Externally, the garden is brimming with potential, with a patio area and then grass area extending in total to around 30ft.

The location of the property is perfect for transport links, Upney Station is just around the corner and there are buses running from just around the corner that go to Barking station where you can catch a train on the District, Hammersmith and City and also C2C. Road links are excellent with the A406, A13 and M11 all only short rides away.

Close by the house there are some local convenience stores all within walking distance, slightly further away is Barking Town Centre where you can find all the big high street brands and the Vicarage Fields shopping centre as well as Asda and Lidl, there is also Tesco and Sainsbury's just along the A13 at Beckton and here you can also visit Galleons Reach retail park where again, all the big brand clothing and retail shops can be found, within close proximity to the home there are Primary and Secondary schools all with good OFSTED reports.

The flat also represents a great first purchase or investment for buy to let, so don't delay and call to view today!

Council Tax Band: B

Council: Barking and Dagenham

Maximum Council Tax Fee Payable: £1,557.69

Lease: Approx 125 Years
196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com
Service Charge: £1,200 Per Annum

What the owner says...

This home has been a great investment for me, it's in such a great location but feels very peaceful. There is a lot of potential here for a new owner to create a lovely home.



Accommodation

Reception Room

16' 8" x 11' 4" (5.08m x 3.45m)

Bedroom

12' 4" x 9' 11" (3.76m x 3.02m)

Kitchen

9' 0" x 7' 3" (2.74m x 2.21m)

Bathroom

5' 10" x 5' 4" (1.78m x 1.63m)

Garden

Approx 30ft

