



### Transport Information

0.2 Miles to West Ham Station for the District, Hammersmith & City, DLR and C2C lines which is around a 5 minute walk. There are many bus routes on your doorstep 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.

45 Jack Clow Road, West Ham. E15 3AR.



PRICE  
£210,000  
To  
£220,000

- **First Floor Flat**
- **Ideal First Purchase**
- **Secluded Location**
- **Fantastic Transport Links**







## 45 Jack Clow Road, West Ham. E15 3AR.

Guide Price: £210,000 to £220,000 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.

Brilliant Transport Links!

Located just five minutes away from the very well-connected West Ham Station, which gives access to the DLR, Jubilee, District, and Hammersmith and City lines, C2C services and National Rail, as well as being only a short ride from Stratford International Station, you won't want for a better connected home.

The first-floor flat is spacious throughout, with a bright spacious lounge with a double bedroom just off it, modern shower room and a fitted kitchen. Externally the property has its own parking space in a quiet community area which is surrounded by gardens and feels very secluded!

The prominent location is ideal for all transport not only with the trains but also bus routes and road routes as the A12 and A13 are only short drives away. Westfield Stratford shopping centre is just a stone's throw away and gives access to many High Street brands and names, fantastic eateries, and amenities.

This flat is an ideal first-time purchase so call now to view before it's too late!

Lease: Approx 70 years

Ground Rent: £120 per year

Service Charge: £124 per month

Council Tax Band: A

Council: Newham

Maximum Council Tax Fee Payable: £1,085.02

What the owner says...

This property is on a lovely quiet street, and there's a welcoming community with great transport links.



## Accommodation

### Reception Room

11' 11" x 10' 5" (3.63m x 3.17m)

### Bedroom

8' 6" x 6' 10" (2.59m x 2.08m)

### Kitchen

7' 6" x 6' 10" (2.29m x 2.08m)

### Shower Room

6' 7" x 5' 6" (2.01m x 1.68m)