



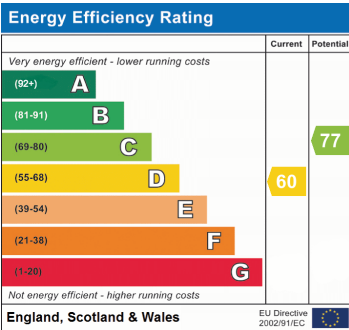
Wakefield Street, East Ham. E6 1LQ.



PRICE
£290,000
To
£300,000

Transport Information

0.5 Miles to East Ham Station for the District and Hammersmith and City Lines with a plethora of regular bus services nearby.



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 Double Bedrooms
- First Floor
- Maisonette with own Entrance
- Private Garden
- Unbeatable Location





Wakefield Street, East Ham. E6 1LQ.

Guide Price: £290,000 to £300,000 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.

This property won't hang around long, as it has so much potential! Located just off High Street North, this two-bedroom first-floor maisonette is a great find. With a private entrance leading up the stairs you have the two good sized double bedrooms to your right, and then to the left you'll find reception room. This leads on through to the modern family bathroom and then to the kitchen at the rear of the property. From the kitchen there is a door leading to the stairs down to the garden, which admittedly needs some TLC but has the potential to be a great space.

The location of the property is one of the best locations as it's just off High Street North and within a few minutes' walk of East Ham Tube lines which has both District and Hammersmith and City lines running through it.

There is a corner shop close by 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.

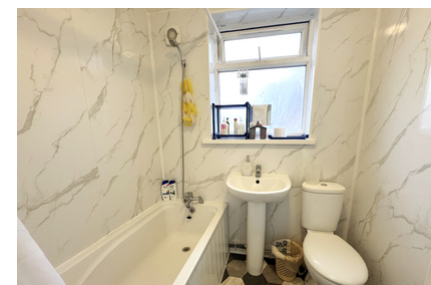
Buses run frequently throughout the borough, and you are never far from a bus stop. There are cycle links to Stratford and local shopping centres via the nearby Greenway and for the car user the A13 and A406 are a stone's throw away.

This property will sell quickly so call now to view!

Lease: Approx 940 Years
Ground Rent: £15 P/A
Council Tax Band: B
Council: Newham
Maximum Council Tax Fee Payable: £1,443.43

What the owner says...

We have always let this home really quickly due to the fantastic location!



Accommodation

1st Floor

Reception Room

9' 11" x 9' 7" (3.02m x 2.92m)

Kitchen

8' 1" x 5' 2" (2.46m x 1.57m)

Bedroom One

13' 10" x 9' 11" (4.22m x 3.02m)

Bedroom Two

11' 3" x 9' 3" (3.43m x 2.82m)

Bathroom

5' 10" x 5' 6" (1.78m x 1.68m)

Garden 15ft