



Transport Information

0.7 Miles to East Ham Station for the District and Hammersmith & City Lines

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.

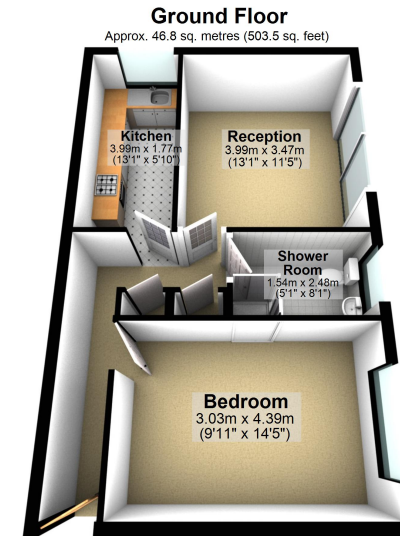
Hart Court, Burges Road, East Ham. E6 2EQ.



PRICE
£230,000
To
£240,000

- Ground Floor Flat
- Great Location
- One Bedroom
- Separate Kitchen
- Communal Gated Parking
- Approx 90 Year Lease





Total area: approx. 46.8 sq. metres (503.5 sq. feet)
Hart Court, Burges Road, East Ham

Accommodation

Reception Room

13' 0" x 11' 5" (3.96m x 3.48m)

Kitchen

13' 1" x 5' 10" (3.99m x 1.78m)

Bedroom

14' 5" x 9' 11" (4.39m x 3.02m)

Shower Room

8' 1" x 5' 1" (2.46m x 1.55m)

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Guide Price: £230,000 to £240,000 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.

Perfect location and loads of space!

This delightful home will be what you have been waiting for, nestled perfectly within the Burges Estate and within throwing distance of East Ham station is this one-bedroom ground floor flat. The property is ready to move straight in and boasts of a spacious bedroom, fitted kitchen, modern shower room, and bright and airy reception room. The reception also has a door out to the private gated communal car park and a small garden area.

Close by to the property is High Street North and this is the hive of East Ham. There are an abundance of High Street brands through to local ethnic and family run businesses, there is also a Tesco's and a Sainsbury's for the weekly shopping needs. But if it's something a little more fancy you require, then Stratford's Westfield shopping centre and Lakeside Thurrock are both short rides away and give you a wide choice of big fashion names as well as eateries and things to do.

As the property is ideally located there is plenty of transport links close by, East Ham tube station has both District and Hammersmith and City lines enabling access to London in less than 20 minutes. Buses frequently run from both High Street North and Barking Road giving you access throughout Newham and the surrounding boroughs.

For road links the A406 and A13 are only a stones throw away and give quick and easy links to London or out to Essex and beyond, if you need a flight to Europe or slightly further then London City Airport is a 10-15 minute drive away.

This stunning property is an ideal first purchase or even for an investor looking for a property that's ready to go, so don't delay call now to book your viewing today!

Lease: Approx 90 Years
Ground Rent: £120 P/A
Service Charge: £1,800 P/A

Council Tax Band: B
Council: Newham

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What the owner says...

This has been a great home for me, it's great being so close to the roads and the High Street too.

