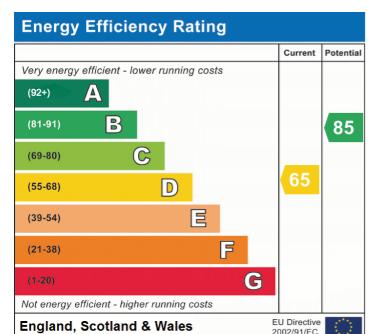




Transport Information

East Ham Station is a 13 minute bus ride away or a 22 minute walk away, 1.1 miles.



What's next?

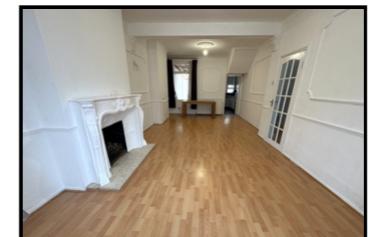
If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

Masterman Road, London. E6 3NW.



- **£2,500 PCM**
- **Three Bedrooms**
- **Through lounge and Conservatory**
- **Subject to Selective Licensing**



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.



Masterman Road, London. E6 3NW.

£2,500 Per Calendar Month

Located on the ever-popular Central Park Estate and a short ride away from East Ham or Upton Park station is this ideally located three-bedroom family home.

The property which is spacious throughout, boasts of an expansive through lounge, modern fitted kitchen and large conservatory which has a utility area plus extra W/C.

To the first floor you'll find the master bedroom with built in wardrobes, another double room plus a single bedroom and the bright and modern shower room. Externally there is plenty of space in the garden which is a great sun trap and private space to entertain.

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 Academy.

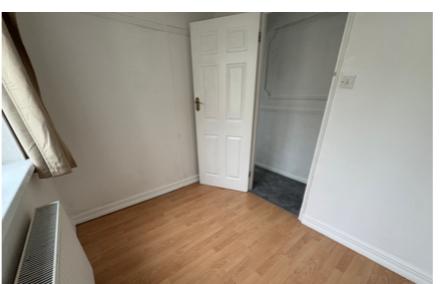
There is a corner shop moments away for your daily pint of milk and those small but urgently needed supplies. For the main high street brands, nearby High Street North has a vast array of shops and slightly further afield on Green Street is the hugely popular Queens Market where an eclectic mix of stalls 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.

For transportation, Newham is a great place as East Ham tube station has both District and Hammersmith and City Lines going directly into London and allowing easy links to West Ham where the Jubilee and C2C lines can be caught. At Beckton there is the DLR with connections to Canning Town and Tower Gateway.

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 close by.

196 High Street North East Ham London E6 2JA **T** 020 8470 5252 **F** 020 8471 5922

What the owner says...



Accommodation

Reception Room

25' 1" x 12' 5" (7.65m x 3.78m)

Conservatory / Lean-to

11' 3" x 14' 7" (3.43m x 4.45m)

Kitchen

13' 1" x 9' 4" (3.99m x 2.84m)

W/C

3' 7" x 2' 4" (1.09m x 0.71m)

Garden

20' (6.10m)

1st Floor

Bedroom One

12' 11" x 11' 0" (3.94m x 3.35m)

Bedroom Two

11' 0" x 9' 9" (3.35m x 2.97m)

Bedroom Three

8' 3" x 6' 6" (2.51m x 1.98m)

Shower Room

9' 1" x 4' 4" (2.77m x 1.32m)

Council Tax Band: C
Council: Newham
Maximum Council Tax Fee Payable: £1,649.74
Holding deposit: 1 weeks rent