



35 Pulleys Avenue, East Ham, London. E6 3NA.



PRICE
£425,000
To
£450,000

Transport Information

East Ham Station is a 15 minute bus ride away

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		88
(69 to 80)	C		
(56 to 68)	D	65	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	

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 /Three Bedroom house
- Beautiful Fitted kitchen
- Family bathroom and Ground floor cloakroom
- Chain free





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Guide Price of £425,000 to £450,000. F/H

At each individual viewing, we will supply PPE equipment.

Please be aware this is a Sale by Tender property and the prospective purchaser will incur a fee to Aston Fox.

360 degree tour available, and video tour available.

Absolutely Stunning! and in a Great Location !

Located on the ever popular Central Park estate and a short ride away from East Ham or Upton Park station is this ideally located Two/Three bedroom home.

The property which is spacious and has been beautifully modernised by its current owner who has a superb eye being in the arts industry, boasts of a through lounge, modern fitted kitchen, and ground floor cloakroom/W/c. To the first floor there are Three bedrooms and beautifully fitted bathroom, bedroom three is accessed via bedroom 2 as is the family bathroom. Externally the property has a stunning and well stocked garden which is an ideal space for summer BBQ's and is easily maintained.

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 minute's 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 centered 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 Manor 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. The area is also well served by bus routes and the area is a short walk to the area's 2300 sq. ft. Hall with its neighbouring Library and Leisure Centre are also just a brisk walk away.

What the owner says...

It's has been a superb place to live, ideal for transport links and so close to the central park itself for the outside space and may events that happen throughout the year.



Accommodation Ground Floor

Lounge

25' 5" x 13' 4" (7.75m x 4.06m)

Kitchen

9' 2" x 20' 6" (2.79m x 6.25m)

WC

3' 7" x 3' 6" (1.09m x 1.07m)

Garden

31' 3" (9.53m) to Shed

First Floor

Bedroom 1

13' 6" x 11' 0" (4.11m x 3.35m)

Bedroom 2

11' 2" x 10' 6" (3.40m x 3.20m)

Bedroom 3

9' 1" x 9' 0" (2.77m x 2.74m)

Bathroom

8' 9" x 4' 3" (2.67m x 1.30m)



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 a stone's throw away.

This beautiful family home will sell quick so call now to view!