



54 Snowhill Road, Manor Park. E12 6BB.



PRICE  
£230,000  
To  
£240,000

### Transport Information

0.2 Miles to Manor Park Station for the Overground which is 5 minute walk away, and a plethora of buses taking you up towards East Ham and out towards Barking on your doorstep.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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.

- One Bedroom
- Chain Free
- Gas Central Heating
- Double Glazing





## 54 Snowhill Road, Manor Park, London. E12 6BB.

Guide Price: £230,000-£240,000 L/H

Please be aware this is a sale by tender property and the prospective purchaser will have to pay an Introduction Fee to Aston Fox. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

This sought after one bedroom ex-local authority flat is conveniently located for transport links and schools.

Situated just off Church Road, the property will perfectly accommodate either a first time buyer or a buy to let investor who is looking to base themselves within a brisk walk to the incoming Crossrail.

Internally the property is spacious throughout with a bright lounge, fitted kitchen and bathroom and a well proportioned bedroom.

The area itself has a real community feel about it and all the neighbours are great, schools are only a short walk away, along with the local amenities and transport links which either by bus, road, or rail are excellent.

Close by the property is High Street North and Romford road both of which are a hive of activity and local amenities, where all the major high street brands can be found and there are two supermarkets within walking distance. there is also Little Ilford Park which is just across the road and is a great outside space for walks and for the children to escape to.

For transport links there is East Ham Station which is a seven to ten minute walk and has the District and Hammersmith and City lines giving access to London. Manor park station is just around the corner and hosts the Overground and soon to be Elizabeth Line, road links are good and there are links into London and surrounding areas.

This property won't hang around long, so call now to view!

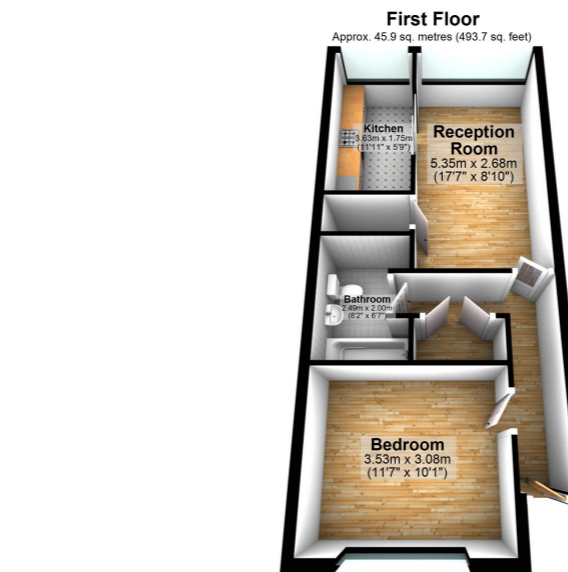
Council Tax Band: B

Council: Newham

Maximum Council Tax Fee Payable: £1,191.76  
196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W [astonfox.com](http://astonfox.com)

What the owner says...

We've owned this for almost 20 years now and it's always been a fantastic rental investment for us.



Total area: approx. 45.9 sq. metres (493.7 sq. feet)

Plan and measurements are for guidance only. Floor plan produced by Propertypics.co.uk.

www.propertypics.co.uk  
Plan produced using PlanUp.

## Accommodation

### First Floor

#### Reception

11' 10" x 5' 9" (3.61m x 1.75m)

#### Kitchen

17' 5" x 8' 10" (5.31m x 2.69m)

#### Bedroom

11' 7" x 10' 1" (3.53m x 3.07m)

#### Bathroom

8' 2" x 5' 9" (2.49m x 1.75m)

