



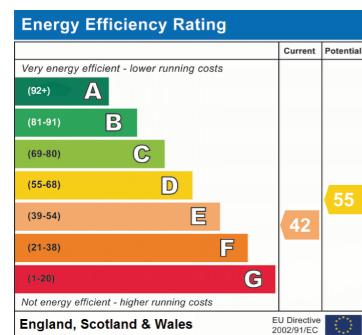
Flat A, 3 Kempton Road, East Ham. E6 2LD.

PRICE
£310,000



Transport Information

0.25 Miles to East Ham Station for the District and Hammersmith and City Lines, with a plethora of bus routes on the High Street.



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.

- First Floor Flat
- Family Bathroom plus en-suite
- Bright and Spacious Throughout
- 125 Year Lease



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.



Flat A, 3 Kempton Road, East Ham, London. E6 2LD.

Asking Price: £310,000

Viewings are strictly by appointment ONLY.

Located on the ever-popular Burges Estate, just off the High Street is this newly renovated two-bedroom flat.

This flat has an abundance of size and space throughout, with a large lounge with fitted kitchen. Both bedrooms are double sized and spacious, the master has an en-suite shower room, and the second room is also of a fantastic size. The family bathroom also has a shower over the bath. Being recently decorated, it is ready to move straight in and for you to put your own stamp on it, and the location is unbeatable.

Transport links are excellent throughout Newham with an abundance of stations. East Ham gives you both District, and Hammersmith and City Lines and at Manor Park you can jump on the Elizabeth Line and close by the property there are plenty of bus stops giving road access to Newham and surrounding areas.

Being off High Street North means that local amenities and big High Street brands are close buy for all you shopping needs as well as the smaller more specific ethnic shops, if it's a big shopping spree that you have in mind, then Stratford's Westfield shopping centre is a bus ride or short car journey away.

Schooling is again close to the property with plenty of Primary and Secondary schools all with good Ofsted reports.

Lease: 125 Years

Low Ground Rent and Service Charge

Council Tax Band: B

Council: Newham

Maximum Council Tax Fee Payable: £1,265.85

What the owner says...

This flat was a fantastic investment for us, it's so bright and airy and everything is right on your doorstep.



Accommodation

Reception Room

23' 6" x 11' 1" (7.16m x 3.38m)

Kitchen

11' 2" x 6' 7" (3.40m x 2.01m)

Bathroom

7' 5" x 5' 11" (2.26m x 1.80m)

Bedroom One

13' 7" x 12' 0" (4.14m x 3.66m)

En-Suite

7' 9" x 7' 2" (2.36m x 2.18m)

Bedroom Two

11' 8" x 11' 2" (3.56m x 3.40m)

Bathroom

7' 5" x 5' 11" (2.26m x 1.80m)