



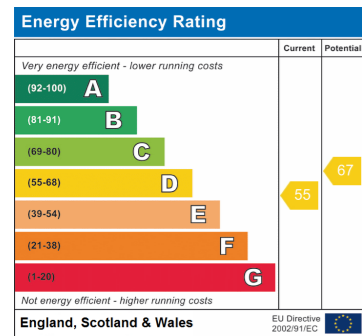
136a Church Road, Manor Park. E12 6HL.



PRICE  
£260,000  
To  
£270,000

### Transport Information

0.7 Miles to Manor Park Station for the C2C/Elizabeth Line, which is a 14 minute walk, and 1 Mile to East Ham Station for the District, and Hammersmith & City lines, which is an 18 minute walk. With a multitude of regular buses to take you throughout the borough and



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### 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.

- Double Glazing
- Gas Central Heating
- Chain Free
- One Bedroom Conversion
- Home Office / Study



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.



## 136a Church Road, Manor Park. E12 6HL.

Guide Price: £260,000 to £270,000 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. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

Great Location!

Located on this popular road in Manor Park and within walking distance to both Manor Park and East Ham Stations, is this delightful two bedroom conversion flat on the 1st floor.

Internally the property boasts of a spacious lounge, recently fitted kitchen and bathroom, a good size bedroom, plus the additional benefit of a home office / study.

Locally there are small amenities with shops all on the same road, and slightly further afield there is the main High Street where all the major names can be found.

Transport links are very good with plenty of bus stops and road links near by with A406, A13, and M11 all short drives away.

This property is a good first time purchase or investment, so call now to view the property!

Council Tax Band: B

Council: Newham

Maximum Council Tax Fee: £1,141.26

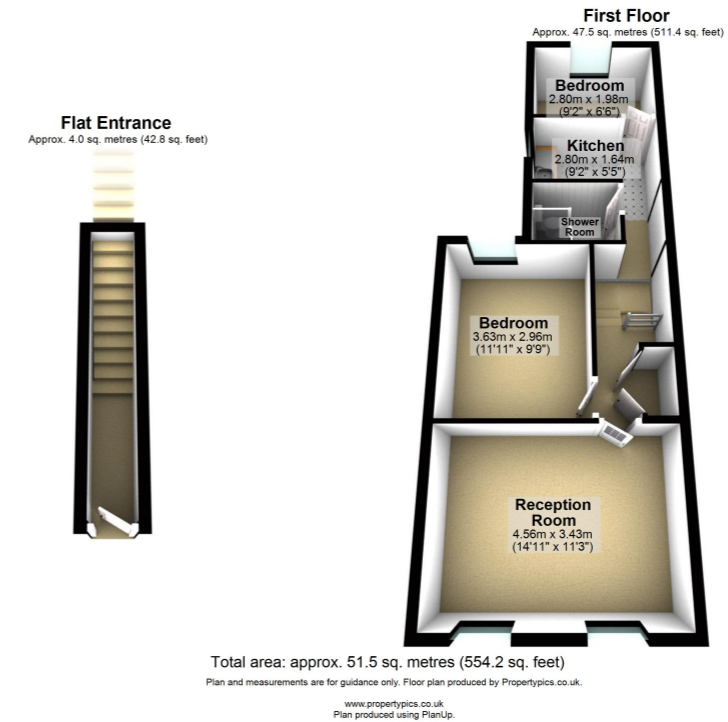
Lease: Approx 120 years

Combined Ground Rent and Service Charge £300 P/A

### What the owner says...

It's a great property and on a good road, only a short walk from the station!

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### Accommodation First Floor

- Reception**  
15' 2" x 11' 3" (4.62m x 3.43m)
- Kitchen**  
9' 6" x 5' 5" (2.90m x 1.65m)
- Bedroom One**  
11' 3" x 9' 9" (3.43m x 2.97m)
- Home Office**  
9' 1" x 6' 6" (2.77m x 1.98m)
- Bathroom**  
6' 1" x 4' 7" (1.85m x 1.40m)

