



Altmore Avenue, East Ham, London. E6 2BY.



PRICE  
£500,000  
To  
£525,000

### Transport Information

0.4 Miles to East Ham Stion for the District and Hammersmith & City Lines.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(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			

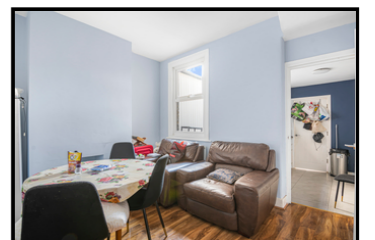
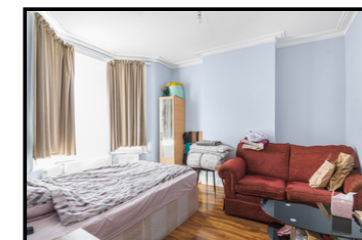
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser 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.

- Three Bedrooms
- Mid Terrace House
- Great Potential
- Period Features
- Burges Estate
- Two Reception Rooms
- 0.4 Miles to Station





## Altmore Avenue, East Ham, London. E6 2BY.

Guide Price: £500,000 to £525,000 F/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.

Perfect location and great potential!! Nestled perfectly within the Burges Estate and only a brisk walk from East Ham District, and Hammersmith and City line station is this three-bedroom mid-terraced family home.

The property boasts of two reception rooms, fitted kitchen and a ground floor bathroom. Rising to the first floor, there are three well-appointed bedrooms, two are doubles and a single. Externally there is a spacious garden with plenty of potential to create your own private paradise to entertain and keep the kids busy!

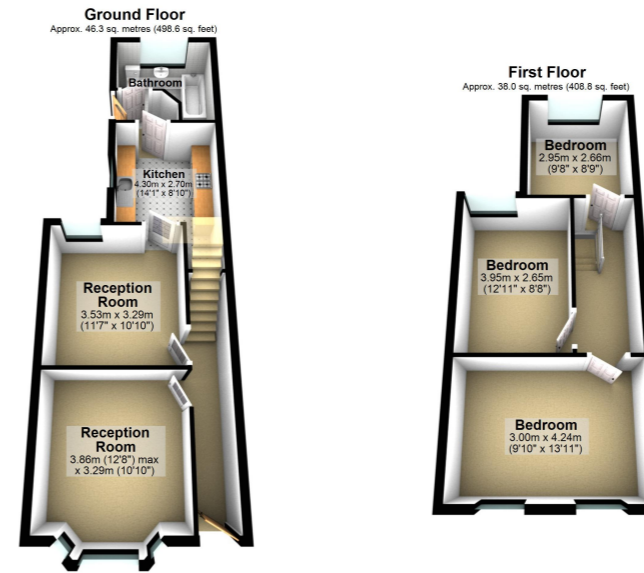
Close by to the property you'll find High Street North and this is the hive of East Ham, there are both an abundance of shops from High Street brands to local ethnic and family run businesses, there is also a Tesco's and a Sainsbury's for the weekly shopping needs, if it's something a little more fancy you require then Stratford's Westfield shopping centre and Lakeside Thurrock are both short rides away and give you a wide choice of big fashion names as well as eateries and things to do.

As the property is ideally located there is plenty of transport links close by, East Ham station has both District and Hammersmith and City lines enabling access to London in less than 20 minutes. Buses frequently run from Barking Road giving you access throughout the Newham borough and the surrounding areas. For road links the A406 and A13 are only a stone's throw away and give quick and easy links to London or out to Essex and beyond, if you need a flight to Europe or slightly further then London City Airport is a 10-15-minute drive away.

With this being a family home schooling will obviously be a top priority, and you are ideally located for access to both primary and secondary schools many of which have excellent Ofsted ratings. This property is an idea purchase for any family or even an investor looking for a top specification property, so don't delay call now to book your viewing today!

### What the owner says...

This house is in such a great location and has a lot of potential for a new family to make a lovely home.



Total area: approx. 84.3 sq. metres (907.4 sq. feet)

Photography & Floor Plan produced by Propertypics (07817 559311). Plan and measurements are for guidance only. Plan produced using Planity.

## Accommodation

### Reception One

12' 8" x 10' 10" (3.86m x 3.30m)

### Reception Two

11' 7" x 10' 10" (3.53m x 3.30m)

### Kitchen

14' 1" x 8' 10" (4.29m x 2.69m)

### Bathroom

### Garden

### 1st Floor

### Bedroom One

13' 11" x 9' 10" (4.24m x 3.00m)

### Bedroom Two

12' 11" x 8' 8" (3.94m x 2.64m)

### Bedroom Three

9' 8" x 8' 9" (2.95m x 2.67m)

