



Lonsdale Close, East Ham. E6 3PT.



PRICE  
£250,000  
To  
£260,000

Transport Information

Upton Park Station for the District and Hammersmith and City Lines is 1.1 miles away which is around an 8 minute bus ride. Beckton DLR Station is also under 1 mile away, there are a plethora of bus routes nearby.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
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.

- Third Floor Flat
- Two Double Bedrooms
- Approx 103 Year Lease
- Private Balcony
- Plenty of Storage Throughout







## Lonsdale Close, East Ham. E6 3PT.

Guide Price: £250,000 to £260,000 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 and viewings are strictly by appointment ONLY.

This property won't hang around long, so call now to view! Located on the hugely popular Central Park Estate and within walking distance to the park which is a hive of activity over the seasons, is this lovely two-bedroom third floor flat. Boasting from a spacious reception room and bright kitchen with so much hidden storage. Then you have two large double bedrooms and the family bathroom.

You also have the added benefit of a large balcony with entrances from both the reception and the bedroom, and the flat has many cupboards throughout, plus a large cupboard just outside your front door.

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 minutes' walk away and throughout the year is a hive of sporting and musical events.

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 just 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. There are also the big names, Tesco, Asda, Sainsbury's and Lidl all serving the area. Newham Town Hall with its neighbouring Library and Leisure Centre are also just a brisk walk away.

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.

Lease: Approx 103 Years

Ground Rent: £10 P/A

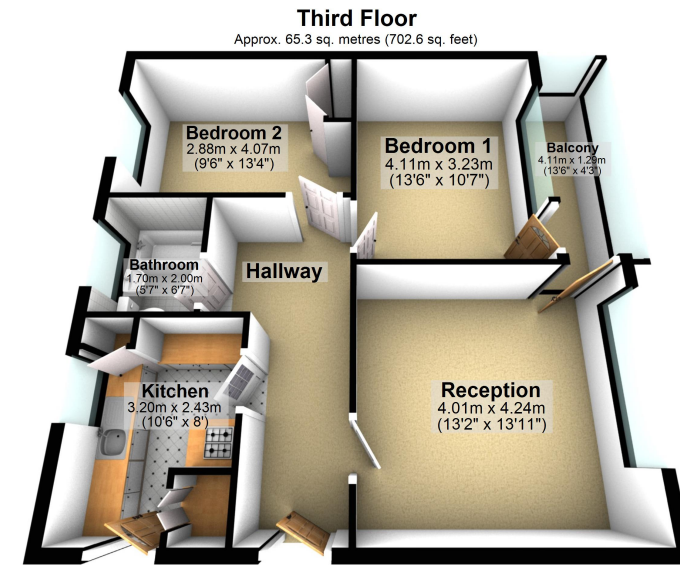
Service Charge: £1,500 P/A

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W [astonfox.com](http://astonfox.com)

Council Tax Band: B

What the owner says...

This is a lovely home, we really like the views out over the park and how much storage this flat has.



Total area: approx. 65.3 sq. metres (702.6 sq. feet)  
Lonsdale Close

## Accommodation 3rd Floor

### Reception Room

13' 11" x 13' 2" (4.24m x 4.01m)

### Kitchen

10' 2" x 8' 0" (3.10m x 2.44m)

### Bedroom One

13' 6" x 10' 7" (4.11m x 3.23m)

### Bedroom Two

13' 4" x 9' 0" (4.06m x 2.74m)

### Bathroom

6' 6" x 5' 5" (1.98m x 1.65m)

### Balcony

13' 2" x 4' 3" (4.01m x 1.30m)



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