



Transport Information

0.2 Miles to East Ham Station

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.

Caulfield Road, East Ham, London. E6 2EJ.



PRICE
£300,000
To
£325,000

- Two Bedrooms
- Share of Freehold
- Ground Floor
- Unbeatable Location
- Cellar
- Freshly Renovated
- Private Entrance and Own Courtyard





Caulfield Road, East Ham, London. E6 2EJ.

Guide Price £300,000 to £325,000 Share of Freehold

Located on the ever popular Burges Estate, just off the High Street is this two bedroom freshly renovated ground floor flat.

Boasting of a large kitchen / diner finished with integrated appliances with a small private courtyard. Then you have two good size double bedrooms and fitted family bathroom. As well as the courtyard, you have the added benefit of a large cellar too and the entrance is secluded just behind gates that you share with just three other properties.

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.

This great home is ideal for those looking for a fantastic location but won't hang around long so call now to view!

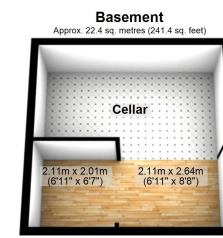
Council Tax Band: B

Council: Newham

Maximum Council Tax Fee Payable: £1,265.85

Share of Freehold: Approximately 990 years on lease (Exact time to be confirmed by solicitors)

What the owner says...



Total area: approx. 82.5 sq. metres (887.7 sq. feet)

Accommodation

Reception and Kitchen

22' 11" x 10' 10" (6.99m x 3.30m)

Bathroom

Bedroom One

15' 7" x 8' 3" (4.75m x 2.51m)

Bedroom Two

8' 11" x 8' 8" (2.72m x 2.64m)

Cellar

Courtyard

