



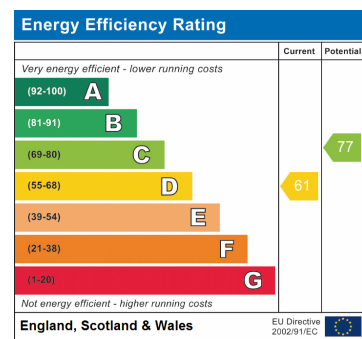
150 Sixth Avenue, Manor Park. E12 5PU.



PRICE
£290,000
To
£300,000

Transport Information

0.5 Miles to Manor Park for the Elizabeth Line, which is a 10-15 minute walk, and the same distance to Woodgrange Park for the Overground. East Ham Station for the District, and Hammersmith and City Lines is 0.8 mile away which is 18 minutes walk or a short bus ride away.



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.

- Two Bedroom Top Floor Flat
- Double Glazed & Gas Central Heating
- Fantastic Location
- Good 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.



150 Sixth Avenue, Manor Park. E12 5PU.

Guide Price: £290,000 to £300,000 L/H

Viewings are strictly by appointment ONLY.

Great first purchase or investment opportunity!

Located close to Ilford and Manor Park Station stations, and within walking distance of both Little Ilford Park and the stunning Wanstead Flats, is this well maintained beautiful two bedroom ex-local authority flat. The flat which is on the top floor, boasts of a large lounge, fitted kitchen, bathroom and two spacious bedrooms and access to the balcony off the lounge.

For transport links Manor Park and Ilford stations both are Overground and Elizabeth line stations and about 15 minutes walk away. Road links are good and there are links into London and surrounding areas.

There are also plenty of buses going throughout Newham and into surrounding boroughs, these can be caught on Church road or on the Romford Road, where you can also find an abundance of Local amenities, food shops, restaurants and ethnic shops, for those wanting a more high street brands and big name outlets then close by is Stratford Westfield which is also a great place for entertainment and great eating spots, Ilford town centre also offers a shopping mall and eateries. Also located close by the property is High Street North which is a hive of activity and local amenities, where all the major high street brands can be found and there are two supermarkets within walking distance. Schooling is also good in the area, both primary and secondary schools with good Ofsted ratings and within walking distance of the property. There is also Little Ilford Park which is just across the road and is a great outside space for walks and for the children to escape to. This excellent flat will sell quickly so call now to view before you miss out!

Council Tax Band: B

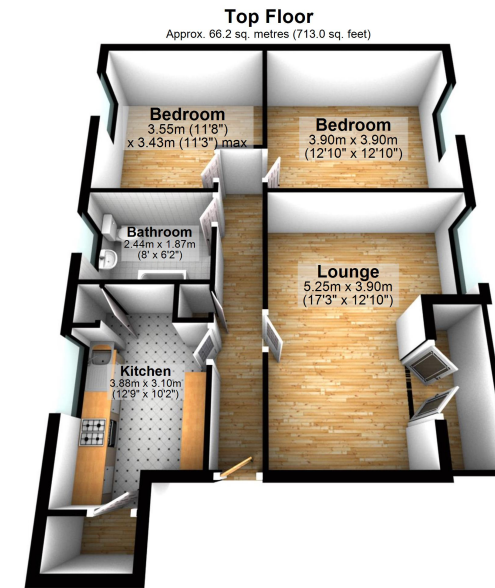
Council: Newham

Maximum Council Tax Fee Payable: £1,191.76

Lease: 107 years approx

What the owner says...

This has been a great home for us, we love having all the green space so close by.



Total area: approx. 66.2 sq. metres (713.0 sq. feet)
Plan and measurements are for guidance only. Floor plan produced by Propertytics.co.uk.
www.propertytics.co.uk
Plan produced using PlanUp.

Accommodation

Reception Room

15' 6" x 12' 8" (4.72m x 3.86m)

Kitchen

10' 9" x 8' 0" (3.28m x 2.44m)

Bedroom One

12' 6" x 11' 7" (3.81m x 3.53m)

Bedroom Two

11' 4" x 11' 3" (3.45m x 3.43m)

Bathroom

7' 8" x 6' 1" (2.34m x 1.85m)

