



33 Greenhill Grove, Manor Park, London. E12 6BD.



PRICE
£200,000
O.I.E.O.

Transport Information

0.15 Miles to Manor Park Station for the Elizabeth Line, which is under 5 minutes walk. 0.8 Miles to East Ham Station for the District, and Hammersmith & City Lines which is an 18 minute walk, with a plethora of buses nearby.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(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.

- One Bedroom Ex Local Authority Flat
- First Floor
- 105 Year Lease Approx.
- Fantastic Location for Transport and Amenities
- Council Tax Band B
- Great Investment Potential





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Offers In Excess Of (O.I.E.O.) £200,000 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 sought after one bedroom ex-local authority flat is conveniently located for transport links and schools.

Situated just off Romford Road, this first floor flat will perfectly accommodate either a first time buyer or a buy-to-let investor who is looking to base themselves with a short walk to Manor Park Station.

Internally the property is spacious throughout with a large lounge with sliding door to maximise space leading to the kitchen. Then you have the family bathroom and a well proportioned double bedroom.

The area itself has a real community feel about it and all the neighbours are great, although just off Romford Road it feels very secluded and schools are only a short walk away, along with the local amenities and transport links which either by bus, road, or rail are excellent.

Close by the property is High Street North and Romford Road both of which are 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. 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.

For transport links there is East Ham Station which is a seven to ten minute walk and has the District and Hammersmith and City lines giving access to London. Manor park station is just around the corner and hosts the Elizabeth Line, road links are good and there are links into London and surrounding areas.

This property won't hang around long, so call now to view!

Lease: Approx 105 Years

Ground Rent: £10 Per Annum

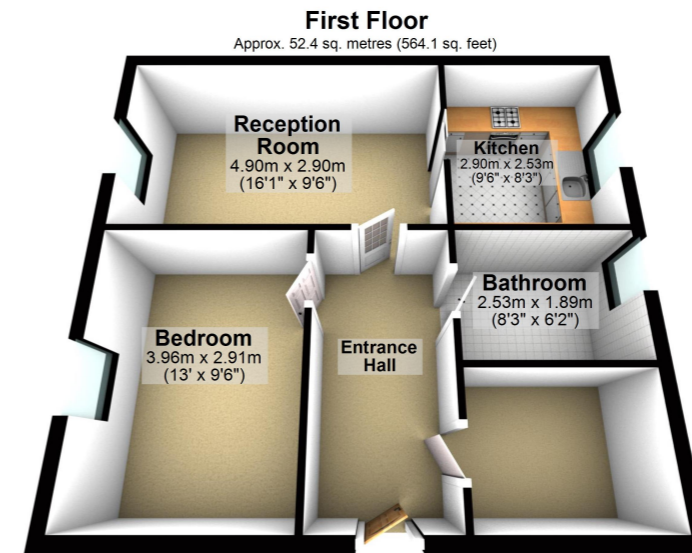
Service Charge: £1,253 Per Annum

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W astonfox.com

Council: Newham

What the owner says...

I really like the area, I've lived here a long time. The flat needs freshening up but will make a nice home.



Total area: approx. 52.4 sq. metres (564.1 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

16' 10" x 9' 6" (5.13m x 2.90m)

Kitchen

8' 7" x 8' 3" (2.62m x 2.51m)

Bedroom

13' 11" x 9' 6" (4.24m x 2.90m)

Bathroom

6' 4" x 6' 2" (1.93m x 1.88m)

