



Market Street, East Ham. E6 2RA.



PRICE
£225,000
To
£250,000

Transport Information

1 mile to East Ham Station for the District, and Hammersmith and City Lines with 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	78	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.

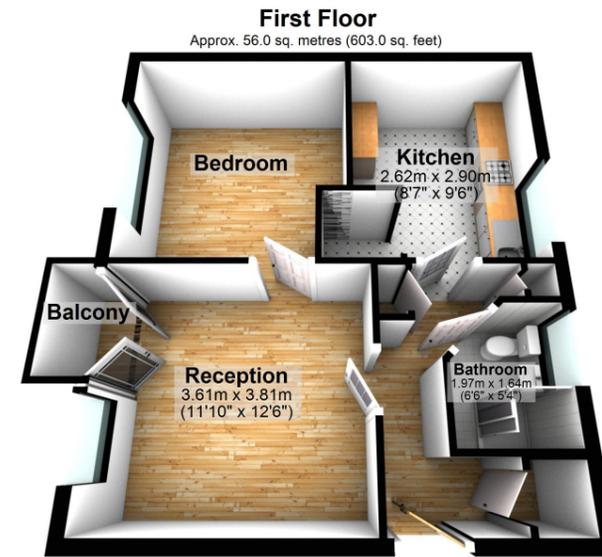
What's next?

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 1st Floor Flat
- Communal Garden and Outdoor Storage Area
- Intercom System
- Secure Residents Parking
- Double Glazing & Gas Central Heating
- Service Charge approx £1,500 P/A
- No Onward Chain





Total area: approx. 56.0 sq. metres (603.0 sq. feet)
Market Street

Accommodation 1st Floor

Reception Room

12' 6" x 11' 10" (3.81m x 3.61m)

Bedroom

11' 11" x 11' 5" (3.63m x 3.48m)

Kitchen

9' 6" x 8' 7" (2.90m x 2.62m)

Bathroom

6' 6" x 5' 4" (1.98m x 1.63m)

Market Street, East Ham. E6 2RA.

Guide Price: £225,000 to £250,000 L/H

We are delighted to exclusively market this one-double bedroom first-floor flat.

Centrally located in East Ham off High Street South and being within easy reach of local amenities and transport links, the flat provides a bright, airy and spacious feel throughout with the reception and kitchen being separate. The lounge creates the ideal space for socialising and entertaining guests - and features a balcony which is perfect for allowing fresh air to circulate throughout the flat during the warmer months. You also have generous storage throughout the interior allowing you to optimise space usage. The kitchen has space for an American style fridge-freezer, plus a large pantry and even room for a breakfast table. The shower room is clean and modern, with a large shower and plenty of space.

There is a communal garden and secure residential parking too, which is a rarity in the area. Transport links are excellent, by road, rail or bus. For rail East Ham station is a short walk away and gives access to both District and Hammersmith and City Lines, for road the A13 and A406 are minutes away, and if it's buses that you need then there are plenty of them stopping on Barking road and also on Park Avenue which is seconds away from the property.

With any home there is the opportunity for rental or buy to live in and this property lends itself perfectly for both. There are also good schools in the area for both primary and secondary age children and all are within walking distance. For local amenities there are the usual local shops close by and there are also slightly further away on High Street North there are the bigger High Street names, for the weekly shop Tesco, Sainsbury's, and Lidl are all close by and for those wanting retail therapy then you have the option of Stratford Westfield and Thurrock Lakeside. The property has been kept in great condition by the current owner and is a perfect purchase ready to move in for investors and first-time buyers alike! This property comes with the added advantage of being marketed with NO ONWARD CHAIN!

Lease: Approx 88 Years
Ground Rent: £10 P/A
Service Charge: Approx £1,500 P/A
Council Tax Band: B
Council: Newham
Maximum Council Tax Fee Payable: £1,443.53

What the owner says...

This was a great investment for me, it's been very well received by tenants over the years as it's in a good location and the neighbours are really good too.

