



### Transport Information

0.6 Miles to Upton Park Station for the District and Hammersmith & City Lines

### 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.

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.

## Compton Avenue, East Ham. E6 3DR.



PRICE  
£450,000  
To  
£475,000

- Chain Free and Vacant
- Great Investment Potential
- Three Double Bedrooms
- Central Park Estate





## 75 Compton Avenue, East Ham, London. E6 3DR.

Guide Price: £450,000 to £475,000 Freehold  
Tree lined suburb, Chain Free and on the Central Park Estate!

Located just on the edge of the Central Park Estate and on this lovely tree lined turning just off the Barking Road is this highly sought after three-bedroom mid terraced family home. The property is in need of modernisation throughout but boasts of a spacious through lounge and large kitchen / diner. To the first floor there are three double bedrooms and a fitted family bathroom. To the rear of the property there is an easily maintained garden which is ideal for the summer months.

The property is ideally located and there are plenty of transport links close by and Upton Park tube station has both District and Hammersmith and City lines enabling access to London in less than 20 minutes. Buses frequently run from Barking Road giving you access throughout the Newham borough and the surrounding boroughs. For road links the A406 and A13 are only a stone throw away and give quick and easy links to London or out to Essex and beyond.

With this being a family home schooling will obviously be a top priority and you are ideally located for access to both primary and secondary schools many of which have excellent Ofsted rating. This spacious property is an idea purchase for any family or investor looking for a project, so don't delay call now to book your viewing today!

Council Tax Band: C  
Council: Newham  
Annual Cost: £1,649.74

### What the owner says...

On a lovely tree lined road, with all the great benefits of having Central Park nearby. This will be a great home with some TLC and modernisation.



Total area: approx. 90.3 sq. metres (972.2 sq. feet)  
Compton Avenue, East Ham

## Accommodation

### Ground Floor

#### Reception Room

23' 4" x 9' 5" > 8' 6" (7.11m x 2.87m > 2.59m)

#### Kitchen / Diner

17' 0" x 10' 0" (5.18m x 3.05m)

### Garden

### First Floor

#### Bedroom One

12' 8" x 10' 8" (3.86m x 3.25m)

#### Bedroom Two

10' 8" x 7' 5" (3.25m x 2.26m)

#### Bedroom Three

9' 5" x 8' 2" (2.87m x 2.49m)

#### Bathroom

6' 9" x 5' 2" (2.06m x 1.57m)

