



86 Corporation Street, Stratford. E15 3HD.

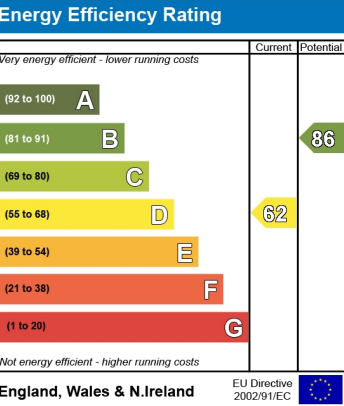


PRICE  
£525,000  
to  
£550,000

Transport Information

Plaistow station is a 6 minute walk for the District Line and Hammersmith & City Line.

West Ham station is an 11 minute walk for District, Hammersmith & City and Jubilee Lines and also DLR and C2C for Fenchurch Street.



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.

- Two Bedroom House
- Two Reception Rooms
- Newly refurbished throughout
- Double Glazed & Gas Central Heating







## 86 Corporation Street, Stratford. E15 3HD.

Guide Price: £525,000 to £550,000 F/H

Please be aware this is a sale by tender property and the prospective purchaser will have to pay an Introduction Fee to Aston Fox. Viewings are by appointment ONLY and at each individual viewing, we will supply PPE equipment and temperature checks.

Located just off Plaistow Road and with in prime location is this beautifully maintained spacious two bedroom family home. To the ground floor you'll find two reception rooms, the first is bright and spacious family room and the second is currently used as the dining room with wood floors and continuing through you enter the immaculate fitted kitchen. Externally the property has a easily maintained garden which is ideal for summer gatherings and BBQs.

To the first floor there two double bedrooms, with the added benefit of fitted storage in the master, and a beautiful contemporary four piece family bathroom with a rainfall shower.

The property is also well located for transport links, as the A13, A406, and M11 motorway are all only a short drive away giving good links into London and to the rest of Essex and surrounding areas. City Airport is also close by for flights to Europe and parts of America, and there is also Plaistow station a stones throw away and this giving assess District line and Hammersmith and city line trains, there is also west ham station where you can catch the jubilee line and also DLR .

This is a great area to live in and benefits from good local amenities, with Asda, Tesco's and Sainsbury's all having shopping centres close by and there are two retail parks all within a 10 minutes drive which have all your High Street Brands, Schools are also good from infant to primary and secondary schools, and they are also plentiful throughout Plaistow and surrounding areas.

This spacious and supurbly maintained home will sell quickly so don't miss the opportunity of owning it and call now to view.

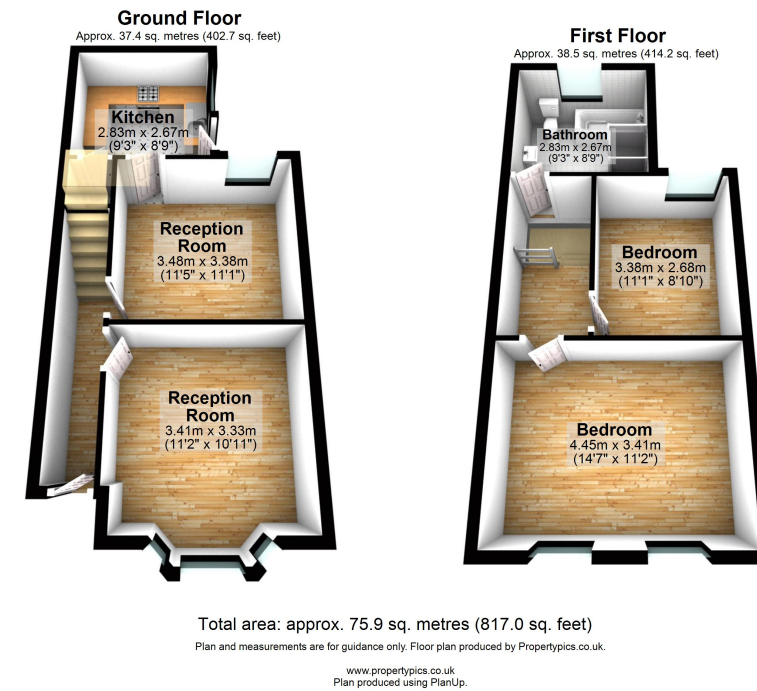
Council Tax Band: C

196 High Street North East Ham London E6 2JA T 020 8470 5252 F 020 8471 5922 W [astonfox.com](https://www.astonfox.com)

Maximum Council Tax Fee Payable: £1,362.01

### What the owner says...

I've loved living here and slowly renovating it over the years. The area is great too, everything you'd need is so close. I hope a new family gets as much enjoyment out of it as I have.



## Accommodation

### Ground Floor

#### Reception 1

12' 9" x 10' 11" (3.89m x 3.33m)

#### Reception 2

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

#### Kitchen

9' 3" x 8' 8" (2.82m x 2.64m)

#### Garden

35' 0" (10.67m)

### First Floor

#### Bedroom 1

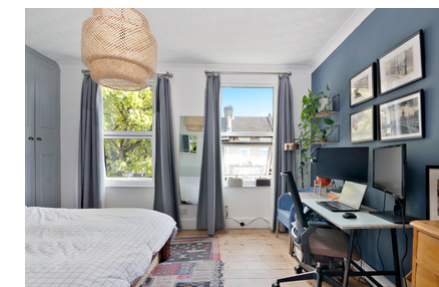
13' 6" x 11' 1" (4.11m x 3.38m)

#### Bedroom 2

10' 10" x 8' 9" (3.30m x 2.67m)

#### Bathroom

8' 9" x 9' 4" (2.67m x 2.84m)



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