



Broadgate, Barking Road, Upton Park. E13 9ES.



PRICE  
£230,000  
To  
£250,000

Transport Information

0.4 miles to Upton Park Station with a plethora of bus routes nearby.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	77	80
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
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.

- Three Bedrooms
- Fourth Floor with Lift Access
- Balcony
- Great Investment Potential
- Double Glazing and Gas Central Heating







## Broadgate, Barking Road, Upton Park. E13 9ES.

Guide Price: £230,000 to £250,000 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.

Located on the ever-popular Barking Road and within walking distance to Upton Park Station is this three-bedroom fourth floor flat.

Internally the property boasts of a large lounge with balcony, fitted kitchen, bathroom, with separate w/c, two double bedrooms and a single bedroom.

The property is on the fourth floor, and has lift access, plus the added benefit of a rubbish chute to make your life a bit easier!

The property would represent a great investment or first-time purchase and won't hang around long.

The location of this flat is excellent as it is only a few minutes' walk to Upton Park station where you can catch both District and Hammersmith and City lines trains. Green Street is a hive of activity a bustling multi cultured area with an abundance of food and retail shops as well some high street names.

There is also the famous Queens Market which has been in Newham since 1904. The area is also good for bus and road links as there are plenty of bus stops and routes throughout the borough and the A13 and A406 are only a short drive away.

This flat is full of potential so will not be around for long so call now to view!

Lease: Approx 57 Years

Ground Rent: £120 P/A

Service Charge: £2,500 P/A

Council Tax Band: B

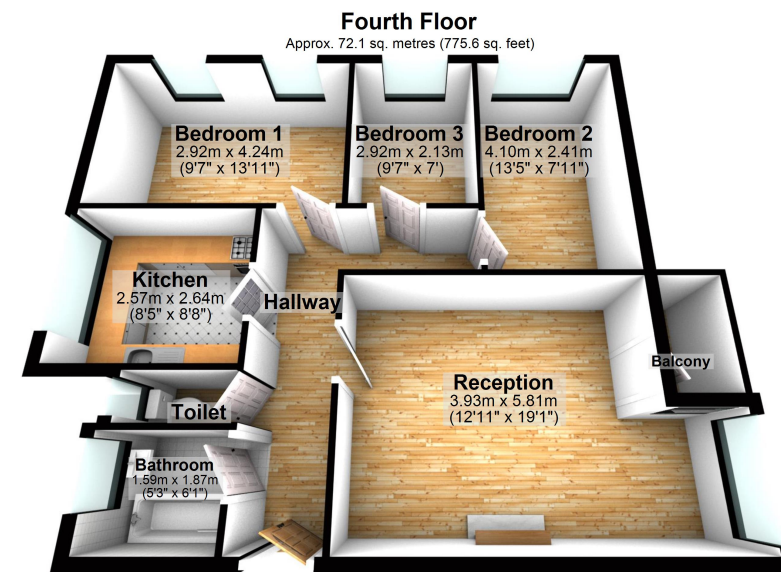
Council: Newham

Maximum Council Tax Fee Payable: £1,443.53

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

## What the owner says...

This has been a high-yield investment for us and we've always had great success with the tenants as it's such a well located area for amenities and transport.



Total area: approx. 72.1 sq. metres (775.6 sq. feet)  
Broadgate, 727 Barking Road

## Accommodation

### Reception

19' 3" x 11' 4" (5.87m x 3.45m)

### Balcony

### Kitchen

8' 8" x 8' 5" (2.64m x 2.57m)

### Bedroom One

13' 11" x 9' 7" (4.24m x 2.92m)

### Bedroom Two

9' 11" x 6' 11" (3.02m x 2.11m)

### Bedroom Three

13' 5" x 7' 11" (4.09m x 2.41m)

### Bathroom

6' 1" x 5' 3" (1.85m x 1.60m)

### W/C

5' 6" x 2' 6" (1.68m x 0.76m)

