



## Essex Road, Manor Park, E12 6QR Offers In Excess Of £250,000



**\*\* ONE BEDROOM FIRST FLOOR FLAT WITH SHARE OF FREEHOLD IN MANOR PARK \*\***

**\* VIRTUAL TOUR ONLINE \***

OC Homes are delighted to present to the sales market, this charming one bedroom first floor flat on Essex Road, Manor Park, E12. The property comes with a share of the freehold with no service charge to pay and is ideal for those looking for a property as a first time purchase, moments from East Ham Tube Station in a sought after location. It also has the added benefit of having the loft included in the lease, therefore offers ample scope to further develop the property and create an additional bedroom with en suite in the loft space (STPP).

Accommodation comprises; a bright and spacious reception room, modern kitchen / diner, double bedroom and three piece bathroom suite, with access to the sizeable loft space. The property is located by a number of local amenities on High Street North including shops, bars and restaurants and is walking distance to East Ham Station (District Line) and Manor Park Station (Elizabeth Line). With no service charge or ground rent to pay, this property is sure to attract a lot of interest. To arrange a viewing please call the OC Homes sales team now.

### Viewing

Please contact our OC Homes Leyton Office on 02085561212 if you wish to arrange a viewing appointment for this property or require further information.

- ONE BEDROOM FIRST FLOOR FLAT
- SHARE OF FREEHOLD
- LOFT SPACE INCLUDED
- SCOPE FOR FURTHER DEVELOPMENT
- LOTS OF LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS
- NO SERVICE CHARGE OR GROUND RENT
- IDEAL FIRST TIME PURCHASE

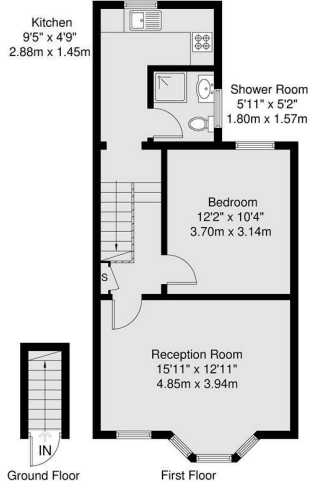






Essex Road, E12

GROSS INTERNAL AREA  
48 sq m / 516 sq ft



GROSS INTERNAL AREA (GIA)  
The inside of the property  
48 sq m / 516 sq ft

TOTAL STORAGE SPACE  
STORAGE FOR WARDROBE (DRESS AREA)  
0.1 sq m / 1 sq ft

EXTERNAL STRUCTURAL FEATURES  
Garden, Balcony, Terrace, Verandah, etc.  
0.0 sq m / 0.0 sq ft

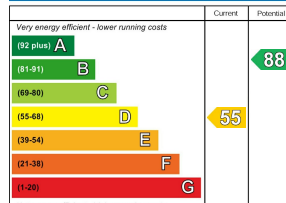
RESTRICTED HEAD HEIGHT  
LIMITS USE WITH UNDER 1.9m  
0.0sq m / 0.0 sq ft

Maison  
VUE

Disclaimer - Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

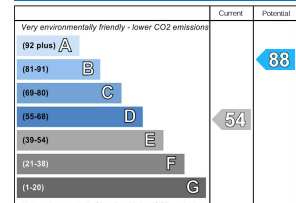


**Energy Efficiency Rating**

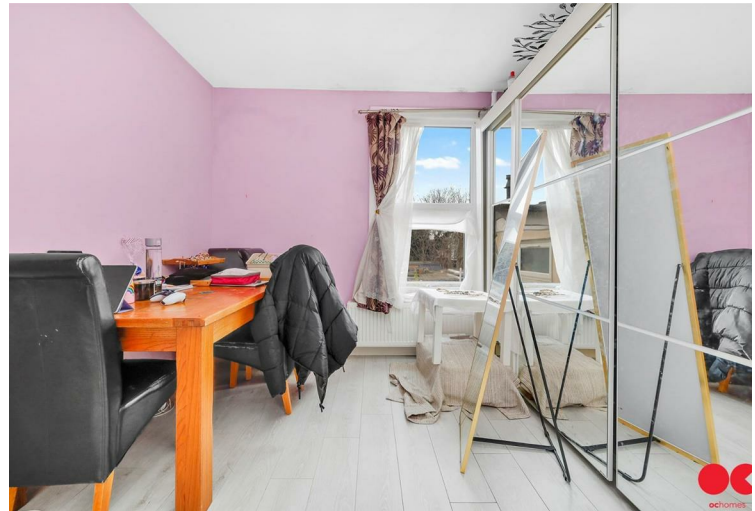


England & Wales EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**



England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



320 High Road Leyton, Leyton, London, E10 5PW  
t. 02085561212 | e. hello@ochomes.co.uk  
w. oneclickhomes.co.uk