



HUNTERS[®]

HERE TO GET *you* THERE

First Avenue, Manor Park, London, E12 6AN | Guide Price £270,000 - £290,000

Call us today on 0207 474 2345



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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Nestled in a charming residential area of Manor Park, you'll discover this delightful 2-bedroom Victorian conversion. It graces the first and second floors of a beautiful period building, featuring a generously sized lounge and a separate kitchen. The property also offers a spacious four-piece bathroom suite, adding to its allure. Enjoy the convenience of being well-placed for Manor Park and Ilford stations, which will soon benefit from the upcoming cross rail. Nearby, you'll find a variety of local amenities, shops, and inviting restaurants. Additionally, the verdant expanses of Wanstead Flats are just a short stroll away, promising natural tranquility.

STAIRS TO FIRST FLOOR

LOUNGE

19'2" x 11'1"

KITCHEN

12'2" x 9'0"

BATHROOM

8'7" x 8'2"

STAIRS TO SECOND FLOOR

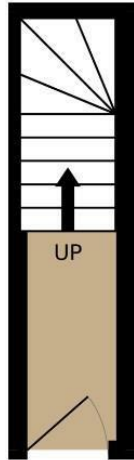
BEDROOM ONE

16'1" x 8'2"

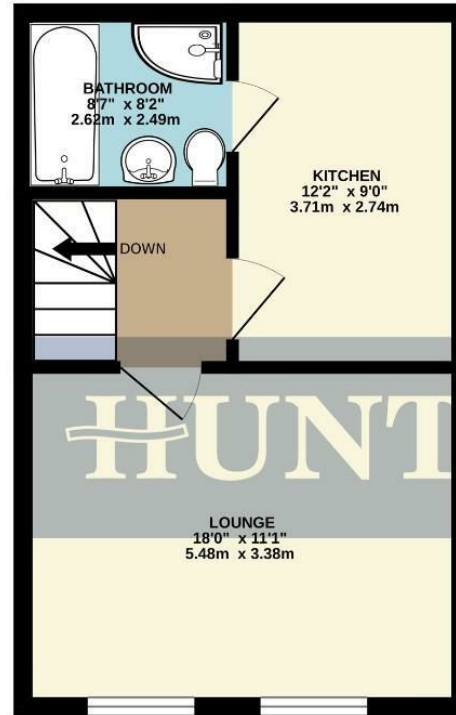
BEDROOM TWO

9'1" x 8'6"

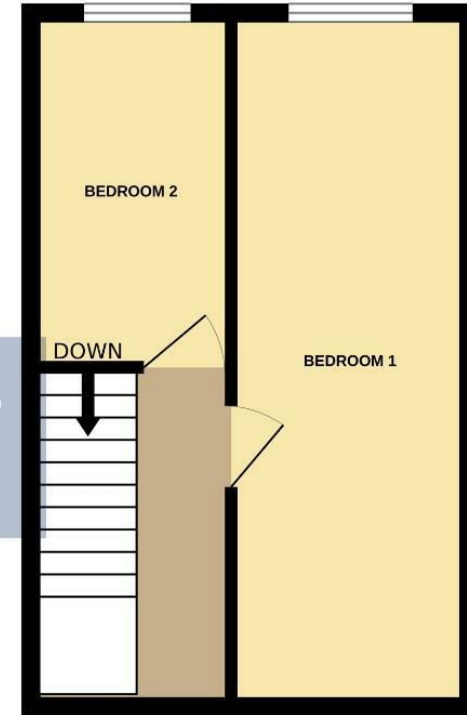
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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