



Elsenham Road, London, E12 6LA

Guide Price £300,000



# Elsenham Road

London, E12 6LA

Local Authority: Newham  
Tax Band: B

- Guide Price £300,000 - £325,000
- Own Private Balcony
- Secure Entry System
- Good Schools Catchment
- 120 Year Lease
- Two Double Bedrooms
- Communal Gardens
- Ideal for First Time Buyers or Investors
- Close to Local Transport Links, Shops & Amenities
- EPC 69C

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Sandra Davidson are pleased to present this spacious, two bedroom flat located on the second floor of a purpose-built block on Elsenham Road in Manor Park.

Upon arrival, you'll find a secure entry system leading to a well-maintained communal area with stairs providing access to the second floor, where your private entrance awaits. As you step inside, you're greeted by a spacious and inviting lounge which also boasts access to a delightful private balcony, perfect for enjoying the outdoors and soaking in some fresh air. Adjacent to the lounge is a fitted kitchen, equipped to cater to your culinary needs.

This flat comprises two generously sized double bedrooms, providing comfortable living space. A well-appointed family bathroom completes the internal layout, offering convenience and functionality.

Adding to the convenience, just outside the entrance is your own private storage room, ideal for keeping belongings neatly organized. Additionally, residents benefit from access to a private brick-built shed nestled within the communal gardens, providing extra storage space for tools, bikes, or seasonal items. Externally, the property features well-kept communal grounds, offering a serene environment and green spaces for residents to enjoy.

The property is within close proximity to local shops and amenities as well as local transport links. Families will be pleased to know that there are a range of good schools located just a short distance away from the property.

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## Entrance

Via secure entry system into communal hallway, with stairs to the second floor. Own door into private entrance hall with laminate flooring, ceiling light, doors to:

## Lounge 12'7" x 15'3" (3.83m x 4.66m)

Double glazed window to front, radiator, laminate flooring, ceiling light, door to balcony

## Kitchen 14'0" x 8'10" (4.27m x 2.69m)

Range of fitted wall and base units, one and half bowl sink with drainer, space and services for washing machine, space and services for four ring freestanding gas oven, cupboard housing boiler, vinyl flooring, window-mounted extractor fan, ceiling light

## Bathroom 6'2" x 7'7" (1.89m x 2.32m)

Suite comprising low level WC, pedestal hand wash basin, bathtub with power shower, radiator, vinyl flooring, double glazed obscured window to rear, window-mounted extractor fan, ceiling light

## Bedroom 1 13'1" x 12'10" (3.98m x 3.92m)

Double glazed window to front, radiator, fitted carpet, ceiling light





**Bedroom 2** 9'5" x 12'0" (2.87m x 3.66m)  
Double glazed window to rear, fitted carpet, radiator, fitted wardrobe, ceiling light

**Balcony** 14'5" x 3'5" (4.39m x 1.04m)

**Store** 3'9" x 2'10" (1.15m x 0.87m)

**Outdoor Shed** 3'6" x 6'0" (1.09m x 1.84m)

**Exterior**

Communal grounds to rear

**Additional Information**

Local Authority: Newham

Council Tax Band B

EPC 69B

120 Years remaining on lease

£1300 pa service charge

£10 pa ground rent

**Agent's Note**

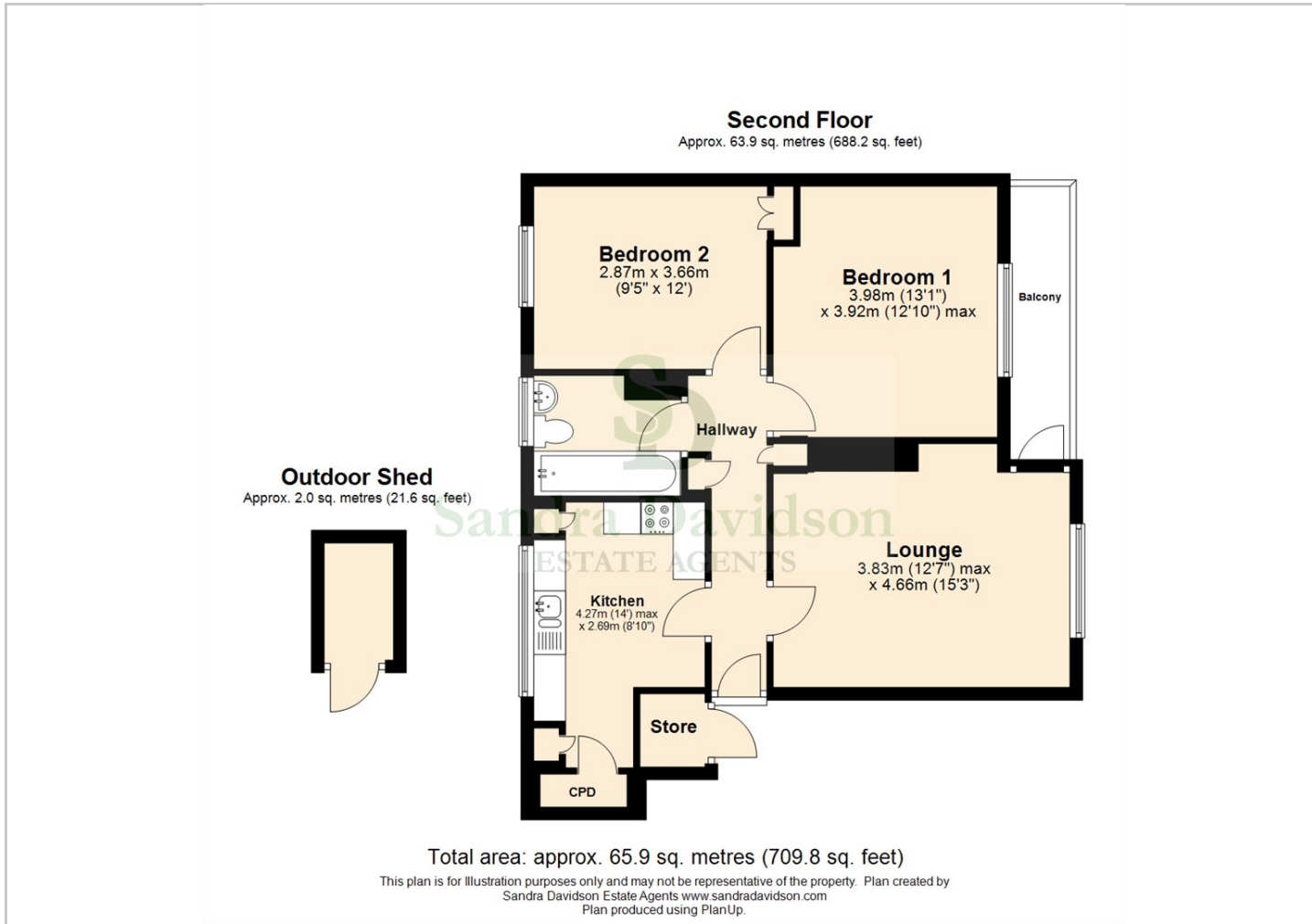
Please note that no services or appliances have been tested by Sandra Davidson Estate Agents



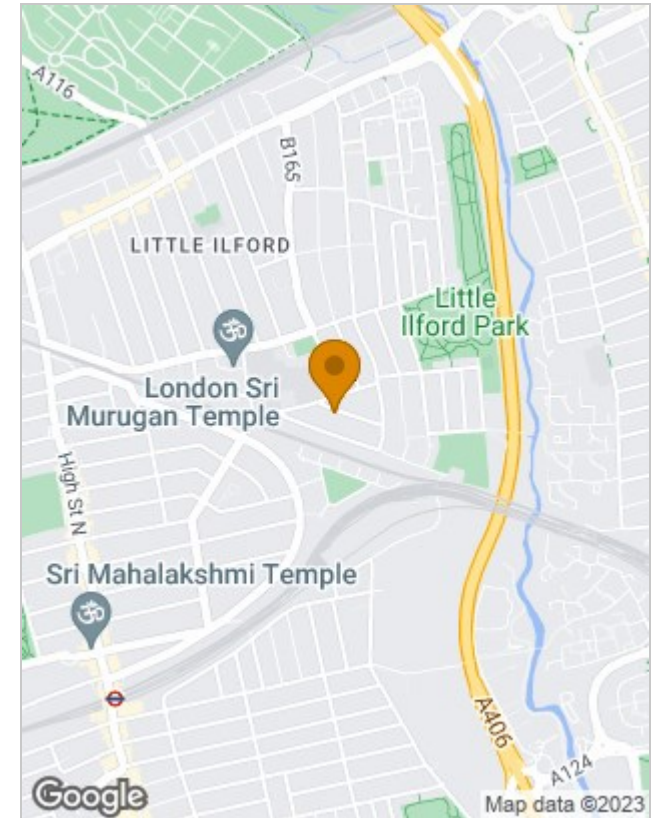




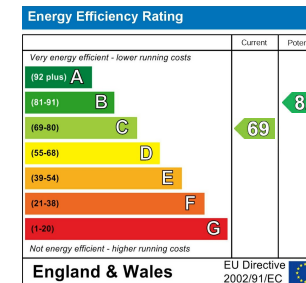
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.