



**West Ham Lane, Stratford, London, E15 4PT**

**Offers In Excess Of £195,000 Leasehold**

**CASH BUYERS ONLY - LEASE RENEWAL REQUIRED**

Great size! ONE BEDROOM apartment with gated parking located in WEST HAM LANE E15 opposite WESTHAM LANE PARK. The flat benefits from a large reception room, separate fitted kitchen, great size bedroom with fitted wardrobes and a large bathroom and parking. Conveniently situated very close to STRATFORD station and WESTFIELD SHOPPING CENTRE.

Current Lease will expire 25th Feb 2098 - Peabody are the freeholders and have indicated a new lease will be approx. 25- 35k.

To arrange a viewing telephone 020 8530 4646.

## Hallway

6'7" x 5'7" (2.01 x 1.72)

## Lounge

13'11" x 12'5" (4.26 x 3.80)

## Kitchen

10'7" x 7'4" (3.23 x 2.26)

## Bedroom

9'10" x 9'4" (3.02 x 2.87)

## Bathroom

6'7" x 5'7" (2.01 x 1.72)

## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



