

Your Logo

## Charlton Court, East Ham, London E6

Guide Price £260,000

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- Long Lease 149yrs (Approx)
- Close to all amenities, walking distance to bustling high street shops, supermarkets, parks, and schools
- Minutes walking distance away from the underground station
- Double Glazed Windows
- Well maintained management with CCTV
- Great Investment opportunity potential to generate 8.31% ROI
- Through lounge Kitchen
- Excellent Transport Links
- Bright and Spacious Flat
- Service charge includes building Insurance

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GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for guidance purposes only and should be used for 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.  
Made with Metropix (2024)

**(\*\*Please Quote Re: SH0839 for all enquiries\*\*)**

**Two Bedroom Purpose-Built Flat in East Ham, London E6 \*\*Long Lease 149 yrs (Approx)\*\* block of flats, Top Floor**

**\*\* Affordable opportunity to climb the property ladder or great buy-to-let investment earning 8.31% yield Approx \*\***