



Pond Road London, E15 3BQ

Edward Chase Estate Agents are delighted to present to the sales market this fabulous two-bedroom ground floor flat, ideally located just a short walk from West Ham Station. With exceptionally quick routes into Central London and Canary Wharf, this property is an attractive opportunity for both residential buyers and buy-to-let investors seeking to capitalise on the high rental yield the area offers. Key Features: - Spacious two-bedroom ground floor flat - Well-maintained communal garden - Double-glazed windows throughout - Gas central heating with combination boiler - Separate WC and bathroom (scope to combine into one unit) - Electric shower - Radiators fitted throughout - Generous kitchen space - Large private reception room - Ample built-in storage - Excellent location within walking distance to West Ham Station and a choice of local schools - Residential permit parking available Lease Information: Approximately 93 years remaining on the



- Amazing Ground Floor 2 Bedroom Spacious Flat Available For Sale, Property Larger Than Normal
- Build Has a Communal Garden & Street Permit Parking
- Vibrant Area with Great Transport links into London & Canary Wharf
- Two Double Bedrooms, Large Private Reception Room, Enormous Kitchen & a Storage Room
- Superb Location On The Doorstep of West Ham Station with Local Schooling Options
- 93 Year Lease Remaining, Freeholder is London Borough of Newham, Right to Extend

Guide Price £300,000

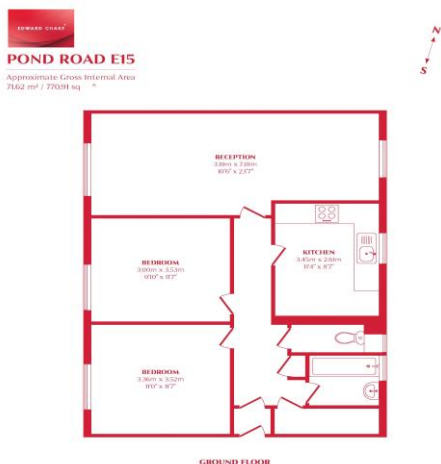
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Freeholder: London Borough of Newham Service charge: Approx. £1,563.10 per annum Ground rent: £10 per annum Rental Potential: Edward Chase estimates the achievable rental income for this property at £1,900 – £2,000 per month. This flat offers generous living space, superb transport connections, and strong investment potential — all in a well-connected and desirable location. Early viewings are highly recommended. How to view this property: Please complete the online enquiry form by selecting 'email agent'. Once your full name, email and contact number is submitted to Edward Chase we shall register your interest. When our sales team have finalised a viewing date and time, they shall email you notification of the viewing schedule and will offer you the opportunity to confirm the viewing. Letting & Selling Edward Chase estate agents tailor a bespoke, professional, ARLA accredited Lettings, Sales



This plan is not to scale and must be used as a guide only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability for the accuracy, completeness or otherwise of the information contained in this plan or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.