



**Price**  
**£450,000**

**Freehold**

2x  1x  2x 

**Lonsdale Avenue, East  
Ham, E6**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Attractive end of terrace house situated within the Newham Borough
- Ground floor cloakroom & first floor family bathroom
- Additional loft room
- Close to Upton Park station
- Walking distance to local Primary & Secondary schools



### Nearest Schools

Primary Schools: Brampton Primary 0.2 miles, New City Primary 0.2 miles, Roman Road Primary 0.2 miles

Secondary Schools: Brampton Manor School 0.2 miles, Cumberland School 0.3 miles, Lister Community School 0.8 miles



### Transport Information

Train Stations: Custom House 1.1 miles, West Ham 1.5 miles, Canning Town 1.5 miles  
Underground Upton Park 0.9 miles, Plaistow 1.1 miles, East Ham 1.1 miles

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 11'6 x 10'5 (3.51m x 3.18m)

Family Room: 11'4 x 11'0 (3.46m x 3.36m)

Dining Room: 18'5 x 12'8 (5.62m x 3.86m)

Cloakroom

### FIRST FLOOR

Landing

Bedroom 1: 14'3 x 12'2 (4.35m x 3.71m)

Bedroom 2: 11'8 x 8'6 (3.56m x 2.59m)

Bathroom

### SECOND FLOOR

Loft Room: 10'7 x 10'6 (3.23m x 3.20m)

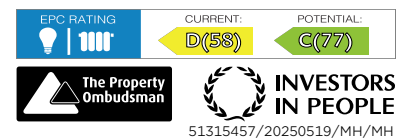
### OUTSIDE

Front and Rear Garden

**Call East Ham - 020 8472 8140 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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