



Silvertown Avenue, Stanford-le-Hope

Offers Over £260,000



- Rarely available two bedroom ground floor maisonette constructed in 2011, offering modern accommodation with the feel and privacy of a house.
- Outstanding tenure benefits including an impressive 174-year lease with no ground rent and no service charges, ensuring exceptionally low ongoing ownership costs.
- Generous and light-filled lounge providing an excellent entertaining space with direct access to the rear garden.
- Beautifully appointed fitted kitchen featuring contemporary cabinetry, ample work surfaces and excellent storage solutions.
- Two well-proportioned double bedrooms offering versatile accommodation for families, professionals, downsizers or home workers.
- Stylish family bathroom finished to a high standard with modern fixtures and fittings.
- Private rear garden creating the perfect outdoor retreat for relaxing, dining and summer entertaining.
- Driveway parking to the front of the property providing convenient off-road parking.
- Excellent location within easy reach of Stanford-le-Hope town centre, local amenities, schools and everyday conveniences.
- Ideally positioned for commuters with Stanford-le-Hope railway station nearby, offering direct connections into London and surrounding areas.



Rarely Available | 174-Year Lease | No Ground Rent | No Service Charge | Private Garden & Driveway Parking

Some properties tick boxes. This one tears up the checklist and starts its own.

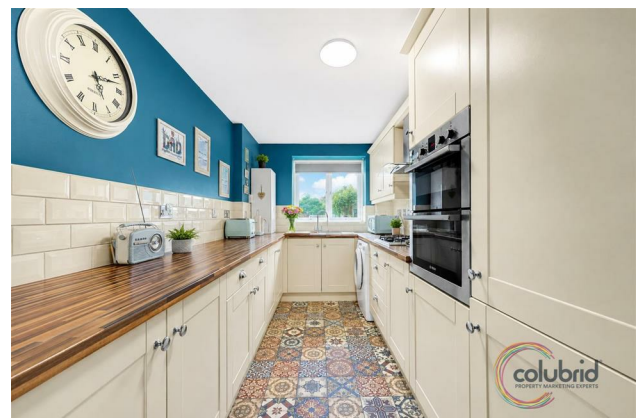
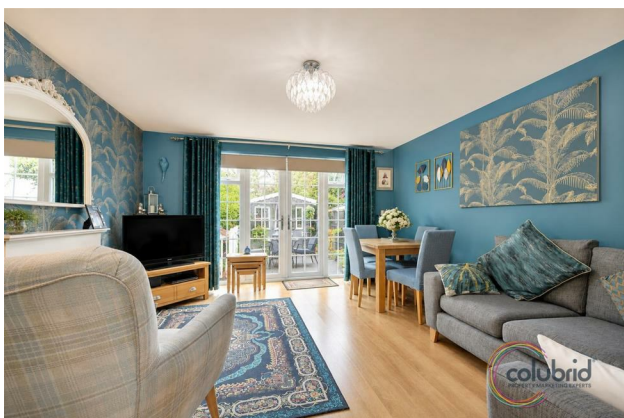
A rare opportunity has arisen to acquire this exceptional two bedroom ground floor maisonette on the ever-popular Silvertown Avenue, offering the kind of benefits buyers spend months searching for but seldom find in one home. Built in 2011, this stylish property boasts a remarkable 174-year lease, no ground rent, no service charge, its own private garden and driveway parking – a combination that's about as rare as a British summer without complaints.

Step inside and you'll discover a welcoming entrance hallway leading to a generously sized lounge, flooded with natural light and providing direct access to the rear garden. The beautifully appointed kitchen offers both style and practicality, while the contemporary family bathroom and two impressive double bedrooms ensure comfortable living for a wide range of buyers.

Outside, the charm continues. The delightful private rear garden creates the perfect setting for morning coffees, summer barbecues or simply escaping with a good book, while the private driveway to the front means you'll never need to battle for a parking space after a long day.

Location-wise, this home enjoys the best of both worlds. Stanford-le-Hope town centre and railway station are within easy reach, making commuting straightforward while keeping local shops, cafés and everyday amenities conveniently close at hand.

Whether you're a first-time buyer looking for something special, a downsizer unwilling to compromise on outdoor space, or an investor searching for a standout addition to your portfolio, this home delivers on every level. With its enviable list of features and incredibly low ongoing costs, this is the sort of property that attracts attention the moment it hits the market – and for very good reason.



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THE SMALL PRINT:

Material Information: <https://reports.sprift.com/property-report/44a-silvertown-avenue-stanford-le-hope-ss17-7bt/5363985>

Service Charge: £0
Annual Ground Rent: Peppercorn
Length of Lease: 174 years remaining

We've done our homework, but we aren't fortune tellers. We haven't poked the boiler, flicked the switches, or tested every light bulb. Nothing here counts as a contract or statement of fact—get your solicitor to check all the serious stuff, like tenure, parking, planning permission, building regs, and all that jazz!

Measurements? Guides only. Floorplans? Handy, but not perfectly to scale. Travelling far? Call first—clarification is free, petrol is not.

We may receive a referral fee if you choose to use third-party services we recommend, such as conveyancers, mortgage advisers, or EPC providers, but you are under no obligation to do so.

AML Checks - Law says we must run one. £96 including VAT per buyer. Tiny toll, big compliance.

Buyer Reservation Fee - Offer accepted? Pay a reservation fee (min £1,000) to lock it in. VIP pass to the property, protects against gazumping. Complete the sale? Fee refunded. Things go sideways? Sometimes non-refundable. Head to our website for full details – or skip the scrolling and just call.



Ground Floor

