

**82 Landseer Avenue, London – E12 6JD**

**£230,000 Leasehold**

Ideal for first-time buyers or investors • Spacious 1-bedroom ground-floor flat with additional study/home office • Bright reception room and separate fitted kitchen • Blank-canvas interiors – ready to move into or personalise • Achievable rent £1,400–£1,500 pcm – strong 7%+ yield potential • Peaceful residential street in sought-after Manor Park (E12) • Short walk to Manor Park Elizabeth Line & East Ham Underground



**HIGHCASTLE  
ESTATES**

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**sales@hceuk.com**

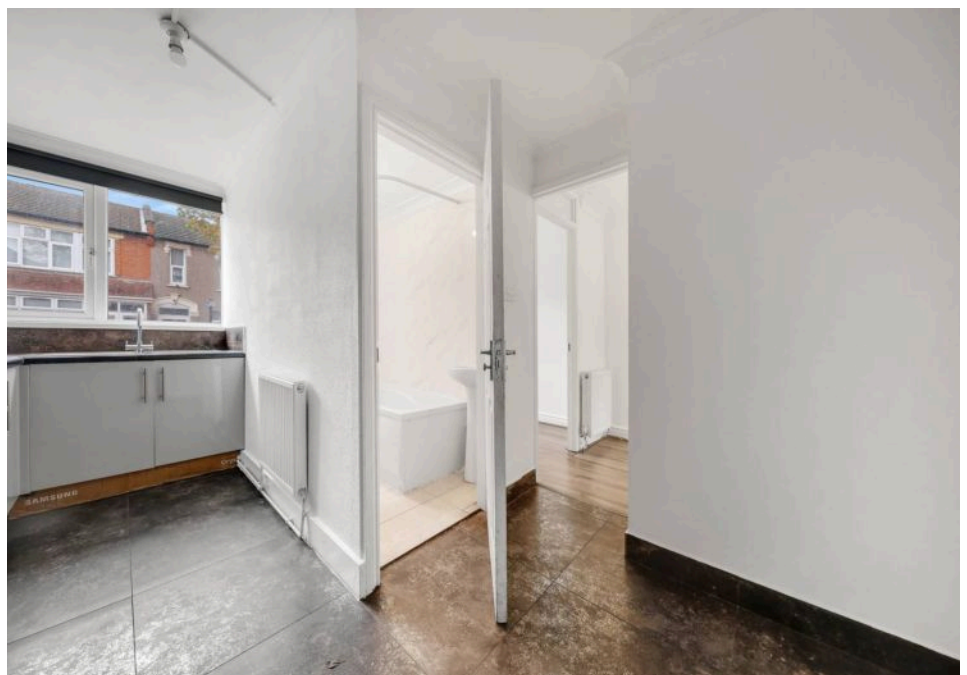
Well-located ground-floor flat in Manor Park E12, with a reception room, separate kitchen, double bedroom, and office space. Ideal for first-time buyers or investors. Close to amenities and transport links. Ready to move in or rent out, offering great value and potential.

Council Tax band: B

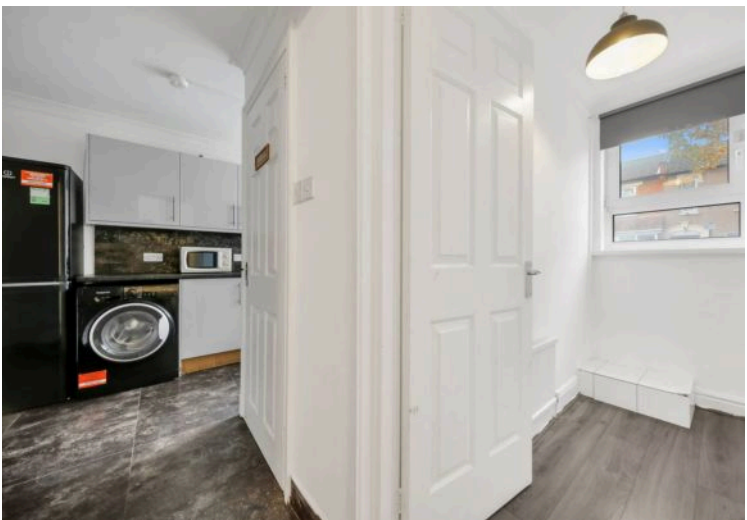
Tenure: Leasehold

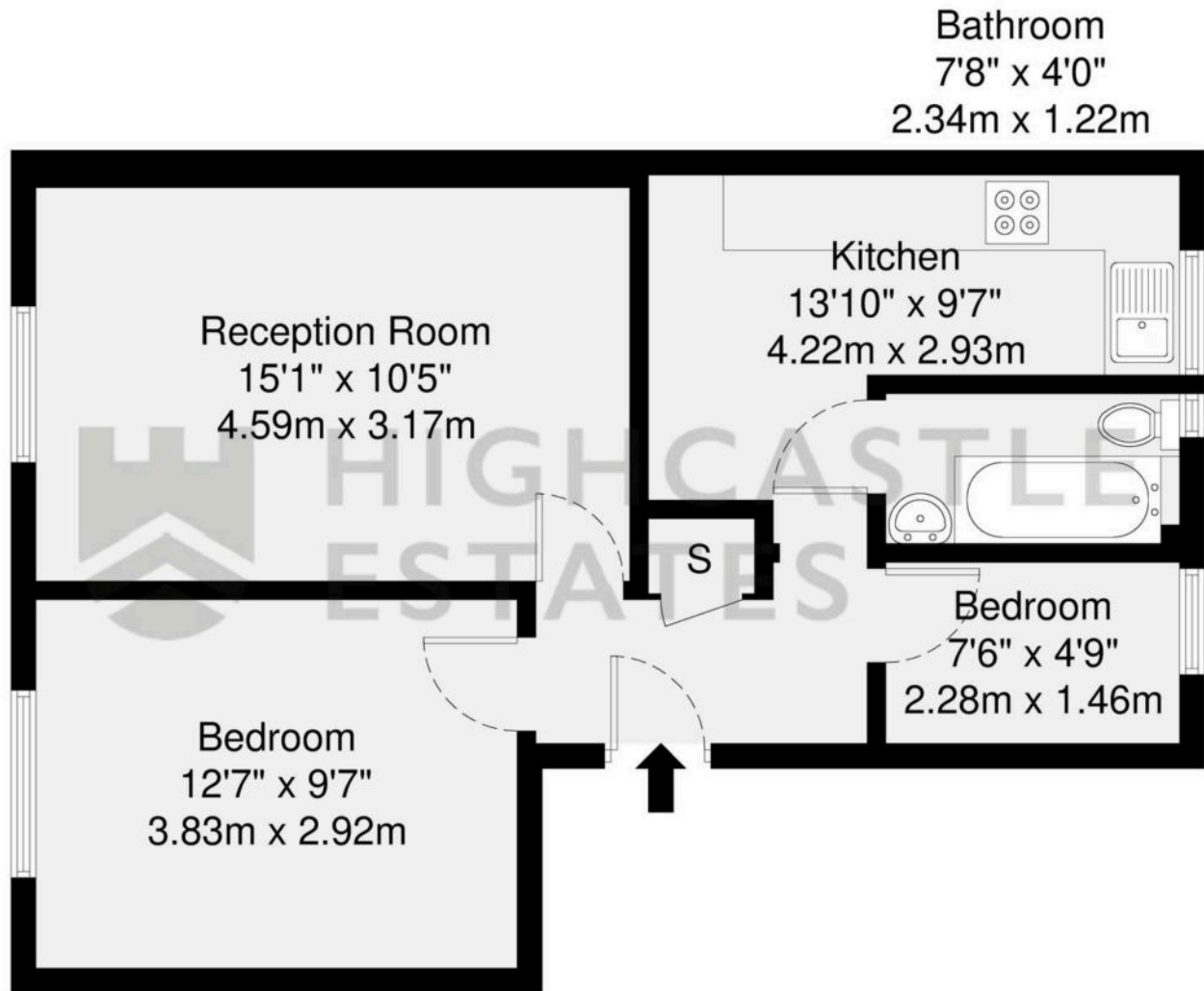
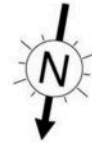


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Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
48.1 sq m / 517 sq ft

TOTAL STORAGE SPACE  
Storage and wardrobe total area  
0.5 sq m / 5 sq ft

EXTERNAL FEATURES  
Garden, Balcony, Terrace, Verandah etc.  
0.0 sq m / 0.0 sq ft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only.  
While we do not doubt the floorplan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison  
VUE**

You can include any text here. The text can be modified upon generating your brochure.