



Oakville  
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## Wall End Road, East Ham



*For Sale*

REF: AAA000819

LEASEHOLD

£175,000

- One Bedroom Flat
- Third Floor Flat
- Fitted Kitchen
- 3pc Bathroom Suite
- Lounge

- Double Glazed Windows
- Gas Central Heating (untested)
- Lease Length: 125 years+
- Great Investment Prospect
- No Chain



## Wall End Road, East Ham



Oakville Real Estates are delighted to offer this ONE BEDROOM FLAT for sale in East Ham. Property consists of one bedroom, large lounge, kitchen, and 3pc bathroom. Additional facilities include gas central heating and double glazed windows throughout. The property is situated on the third floor and is located on the prominent Barking Road artery which benefits from great public transport and close proximity to the High Street.

The lease has more than 125 years outstanding.

### The Accommodation Comprises:

#### Lounge - 5.05m (16'7") x 2.45m (8')

PVCu double glazed window to rear, radiator, fitted carpet flooring, double power point(s) with ceiling lights

#### Master Bedroom - 3.65m (12') x 2.46m (8'1")

PVCu double glazed window to rear, radiator, fitted carpet flooring, double power point(s) with ceiling lights, double door to fitted wardrobe.

#### Kitchen - 2.77m (9'1") max x 2.40m (7'10")

Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink with single drainer, wall mounted gas radiator heating boiler, space for washing machine and cooker, PVCu double glazed window to front, vinyl flooring, double power point(s) with ceiling lights, door to Storage cupboard.



#### 3pc Bathroom -

Fitted with three piece suite comprising panelled bath with mixer tap and shower curtain, pedestal wash hand basin with taps and WC, extensive tiled splashback and tiling, wall mounted mirror, PVCu double glazed window to front, vinyl flooring with ceiling lights.

#### Ground Floor

Approx. 34.1 sq. metres (366.7 sq. feet)

