



HUNTERS[®]
HERE TO GET *you* THERE

Lonsdale Avenue, East Ham, E6 3JY | Asking Price: £249,995
Call us today on 0207 474 2345



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(95-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			88
		67	
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
			83
		70	
England & Wales		EU Directive 2002/91/EC	

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

HUNTERS

900 YEAR LEASE

Located on Lonsdale Avenue on a bus route with easy access to Upton Park station, is this one/two bedroom converted first floor flat with double glazed windows and central heating, shower room, and is being offered chain free.

RECEPTION ONE

3.30m (10' 10") x 2.57m (8' 5")

Double glazed window to front, radiator, laminated flooring, door to reception/bedroom two.

RECEPTION TWO/BEDROOM TWO

3.35m (11' 0") x 1.98m (6' 6")

Double glazed window to front, radiator, laminated flooring.

L-SHAPED KITCHEN

Double glazed window to rear, fitted wall and base units, roll edge work surface, sink and drainer, fitted oven, grill and separate hob, wall mounted boiler.

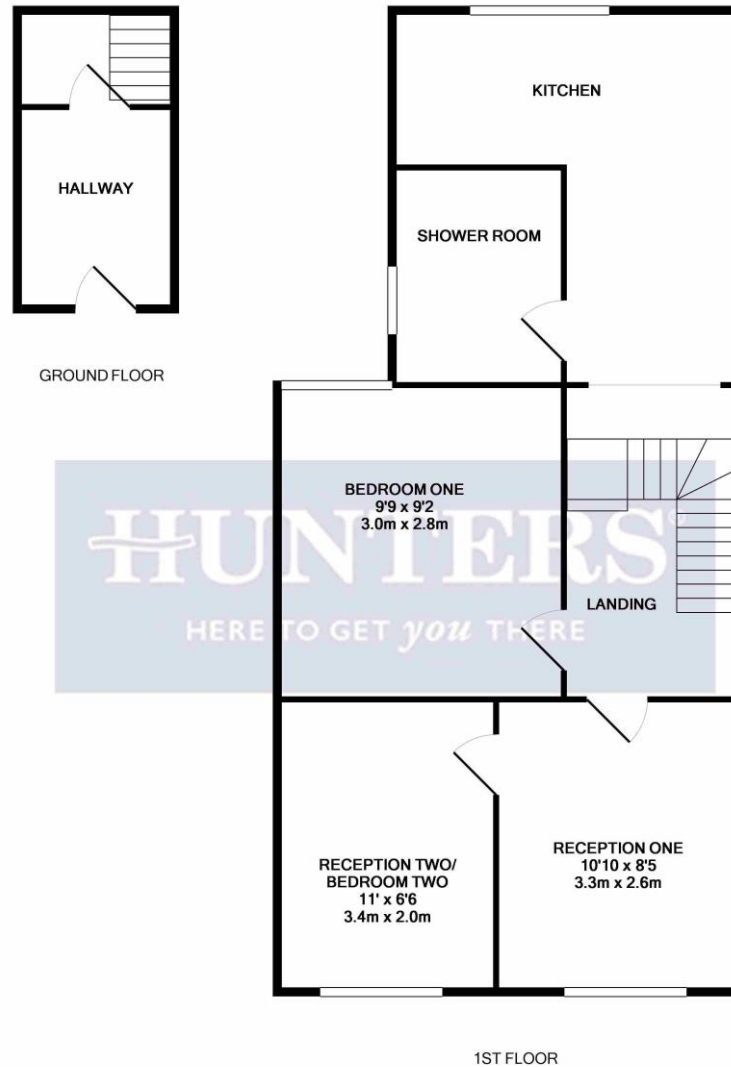
BEDROOM ONE

2.97m (9' 9") x 2.79m (9' 2")

Double glazed window to rear, chimney breast with feature fire place, radiator, wooden flooring.

SHOWER ROOM

Double glazed window to side, low level w.c, pedestal hand wash basin, shower cubicle, radiator.



TOTAL APPROX. FLOOR AREA 409 SQ.FT. (38.0 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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