

# HUNTERS<sup>®</sup>

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## Priory Road

East Ham, E6 1PT

Guide Price £280,000



Set on the top floor of this concierge controlled ex local authority building is this spacious two double bedroom apartment. The property on offer boast from spacious room sizes, its own balcony and is presented well internally. The property is located conveniently for Upton Park or Plaistow Underground tube, local shops and high street, perfect for those looking to invest as a buy to let or even first time buyers. Internal viewing is a must.





STAIRS LEADING TO SIXTH FLOOR FLAT

HALLWAY

Access to all rooms.

LOUNGE 14'1" x 14'0"0"0" (4.29 x 4.270)

Double glazed window to rear, laminated flooring, wall mounted radiator, power points, door leading to balcony.

KITCHEN 9'10" x 8'9" (3.00 x 2.67)

Wall and base units, sink, gas cooker, tiled flooring, double glazed window to front.

BEDROOM ONE 12'9" x 10'3" (3.89 x 3.12)

Double glazed window to front, carpet flooring, cupboards, power points.

BEDROOM TWO 13'3" x 8'10" (4.04 x 2.69)

Double glazed window to rear, wall mounted radiator, carpet flooring, power points.

BATHROOM

Panelled bath with free standing mixer tap, low level w.c, wash basin, double glazed window to front.

ROOM

TENURE - LEASHOLD

COUNCIL TAX BAND - B

LOCAL AUTHORITY - LONDON BOROUGH OF NEWHAM

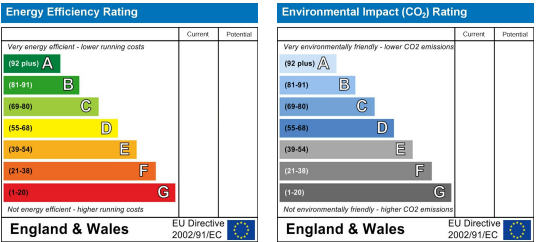
Area Map



Floor Plans



Energy Efficiency Graph



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. **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.