



OVER 60?

Secure this property
for up to **59% less!**

Price
£585,000

Freehold

3x  1x  1x 

**Ruskin Avenue, Manor
Park, London, E12**

 **DOUGLAS
ALLEN**
Helping you move forwards



Main features

- **3 bedroom mid terrace house**
- **Close to East Ham, Manor Park and Woodgrange Park Stations**
- **Cellar for extra storage**
- **On the same road as Essex Primary School**
- **Close to local amenities but situated on a quiet residential road**

Accommodation

GROUND FLOOR

Hallway

Lounge/Dining Area: 24'6 (7.47m) x 11'2 (3.41m) narrowing to 8'9 (2.67m)

Kitchen: 13'8 x 8'8 (4.17m x 2.64m)

FIRST FLOOR

Landing

Bedroom 1: 14'9 x 13'8 (4.50m x 4.17m)

Bedroom 2: 10'4 x 8'2 (3.15m x 2.49m)

Bedroom 3: 9'7 x 7'9 (2.92m x 2.36m)

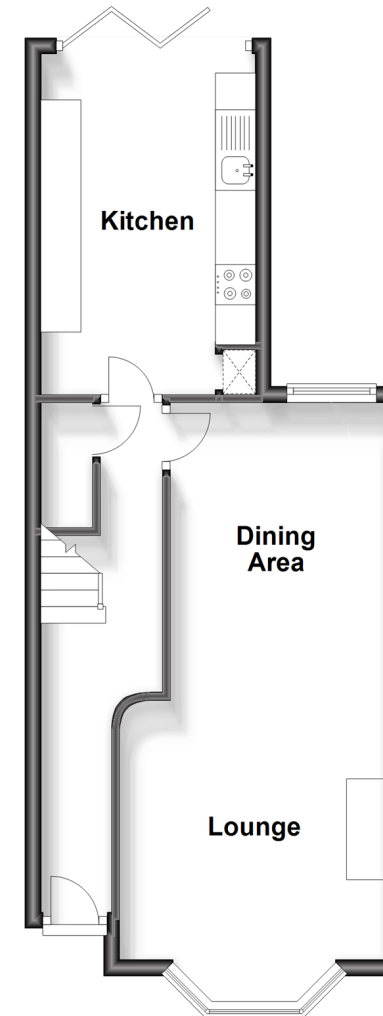
Bathroom

OUTSIDE

Rear Garden

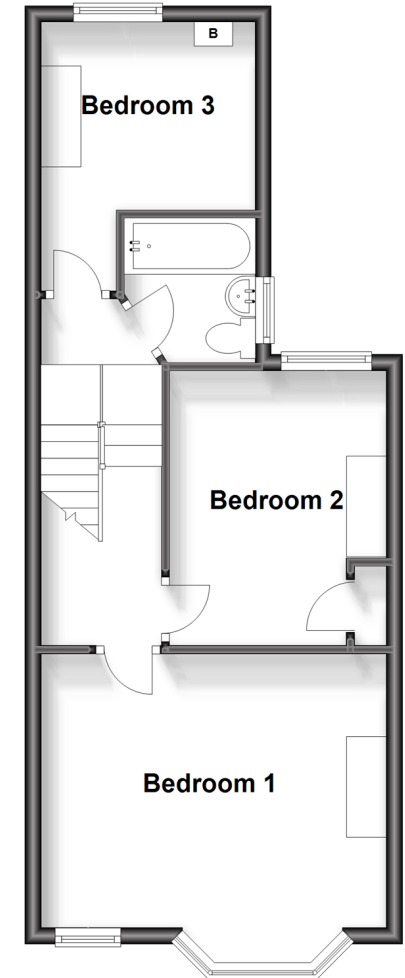
Ground Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Split Level First Floor

Approx. 41.6 sq. metres (448.0 sq. feet)



Call East Ham - 020 8472 8140 ■ douglasallen.co.uk

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.