



**Price**  
**£450,000**

**Freehold**

3x  1x  1x 

Lonsdale Avenue, East  
Ham, London, E6

**OVER 60?**

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

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- 3 bedroom terraced house
- Lovely condition and ready to move into
- Close to major road links and in between the DR and underground
- Ideal for families with schools nearby
- Many amenities in the area for the whole family

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 13'6 x 11'4 (4.12m x 3.46m)

Dining Area: 16'5 x 11'5 (5.01m x 3.48m)

Kitchen/Breakfast Room: 15'0 x 9'2 (4.58m x 2.80m)

### FIRST FLOOR

Landing

Bedroom 1: 14'2 x 10'2 (4.32m x 3.10m)

Bedroom 2: 11'5 x 10'3 (3.48m x 3.13m)

Bedroom 3: 8'1 x 6'3 (2.47m x 1.91m)

Bathroom

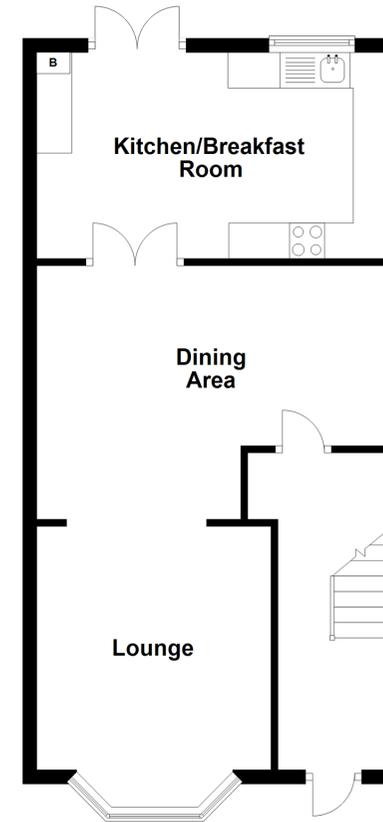
### OUTSIDE

Front Garden

Rear Garden

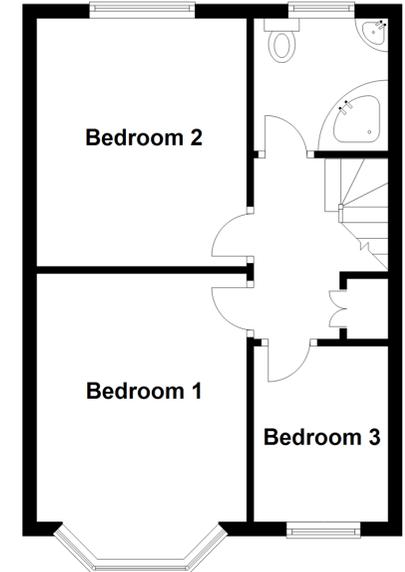
### Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



### First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Call East Ham - 020 8472 8140 ■ [douglasallen.co.uk](http://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.



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