



**HUNTERS**<sup>®</sup>

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# Ham Park Road, Forest Gate, London, E7 9LQ

## Guide Price: £285,000 - £300,000



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Located beside West Ham Park and within easy reach of Forest Gate and Stratford, is this attractive ground and lower ground Victorian Conversion. The property has been recently redecorated throughout which includes a newly fitted kitchen and bathroom suite to the lower ground level with further stairs that lead up to a bright and spacious living room which has a large double bay window to the front elevation. The property is located superbly for West Ham Park which is great for outdoor activities, joggers and dog walkers. An early viewing is highly recommended.

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#### LOWER GROUND FLOOR ENTRANCE

Lower ground floor level leading into hallway, stairs leading up to raised ground floor level to lounge.

#### HALLWAY

Laminated wood effect flooring, wall mounted radiator.

#### BEDROOM

13'1" x 10'5"

Double glazed window to rear, laminated wood effect flooring, wall mounted radiator, power points.

#### KITCHEN

14' x 9'2" x narrow to 5'6"

Double glazed window to rear with door to private patio area, wall and base units, roll top work surface, sink and drainer, gas cooker, tiled splash back, cupboard housing wall mounted boiler, wall mounted radiator, power points.

#### BATHROOM

9'5" x 4'8"

Comprising of panelled bath with mixer tap and shower screen, wash basin, low level w.c, tiled floor and part tiled walls, wall mounted towel rail.

#### GROUND FLOOR

#### LOUNGE

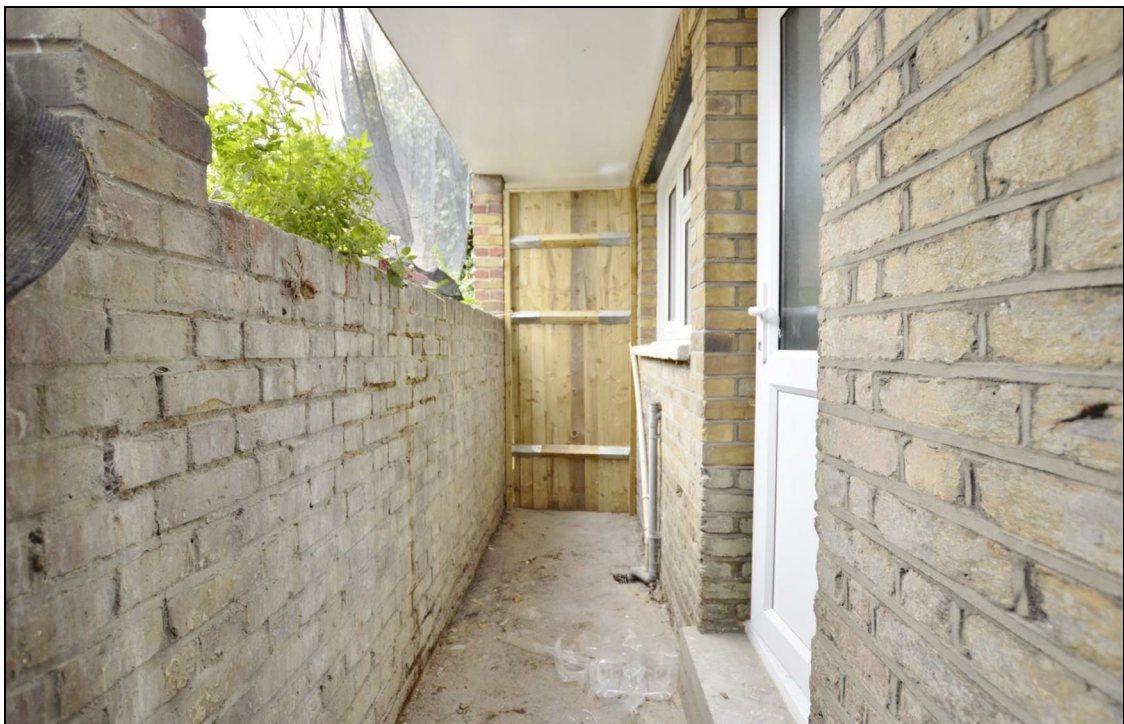
16'2" x 12'10"

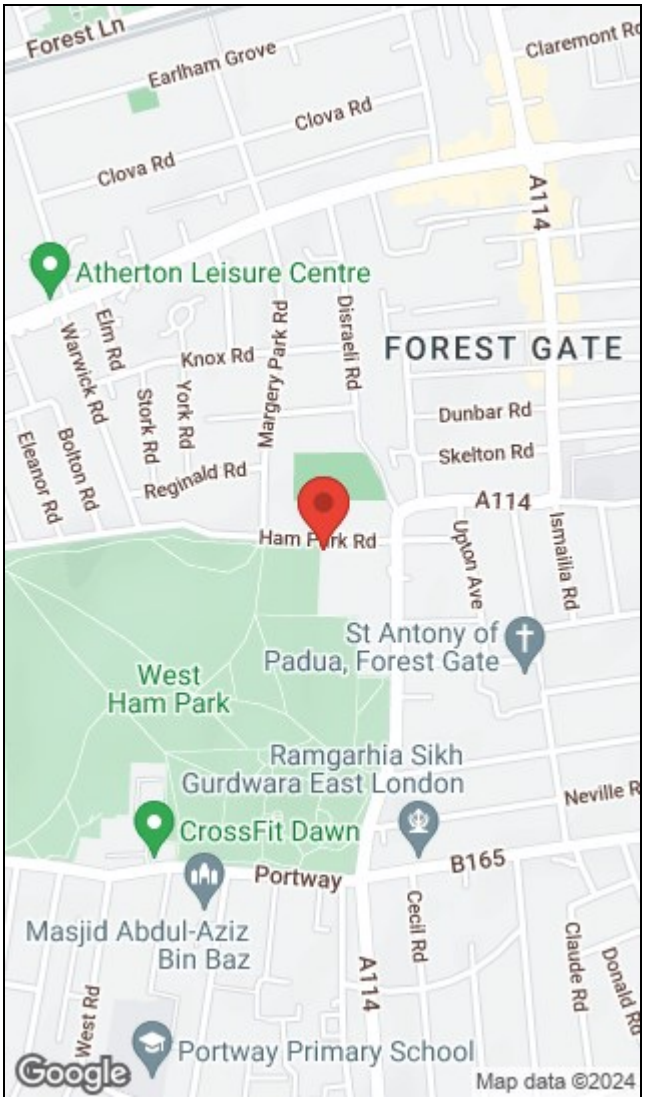
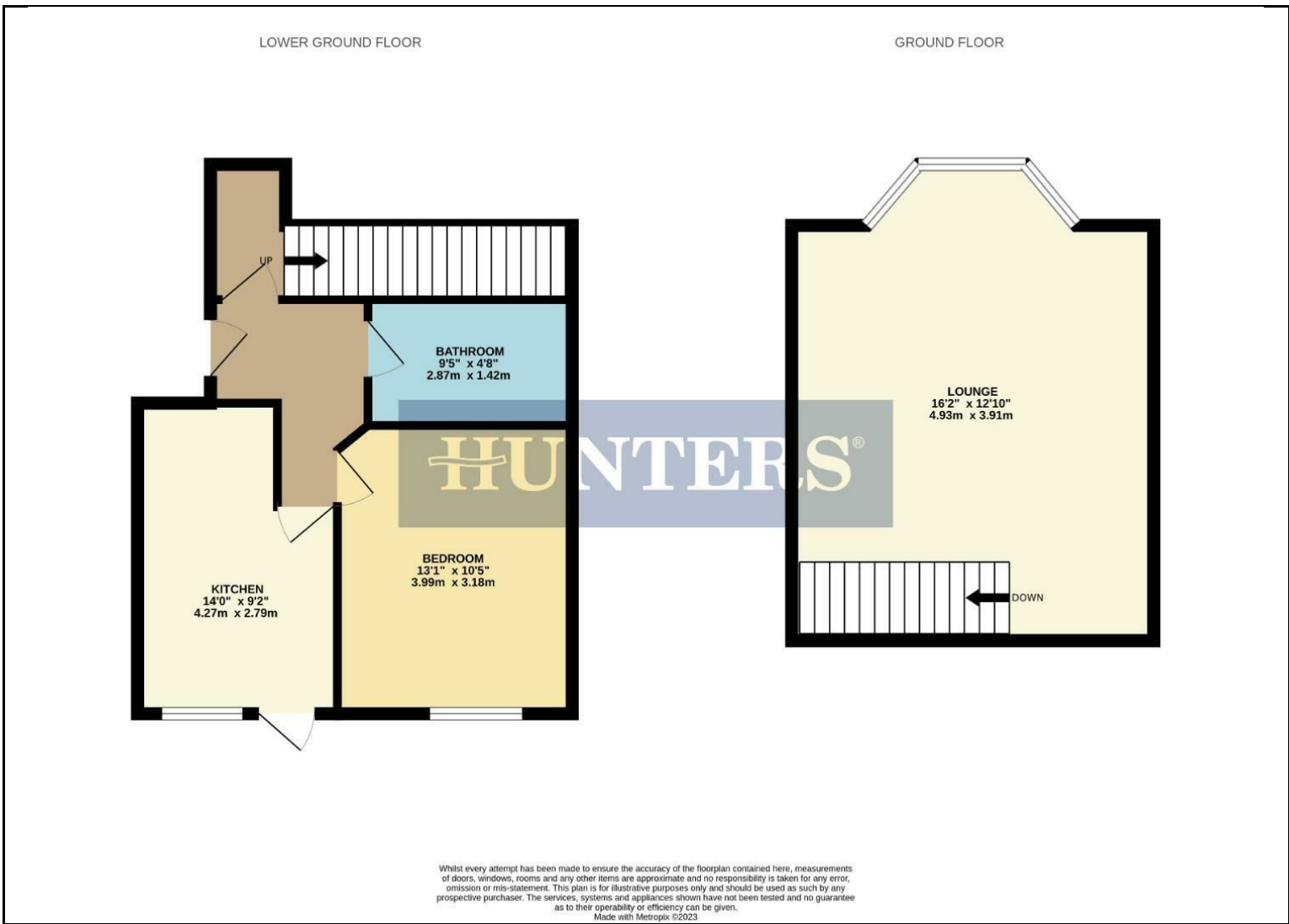
Bright and spacious lounge with large double glazed bay window to front, wall mounted radiator, power points.

## KEY FEATURES

- ONE BEDROOM VICTORIAN CONVERSION
- WEST HAM PARK LOCATION
  - NO ONWARD CHAIN
  - NEWLY DECORATED
    - PATIO AREA
- ARRANGED OVER TWO LEVELS
  - LARGE LIVING ROOM
- EASY REACH OF FOREST GATE AND STRATFORD







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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