



Derby Road, Forest Gate, London, E7

Offers In Excess Of £325,000

FOR SALE

1 1 1

Share of Freehold

- Ground floor Victorian conversion flat
- 1 Double bedroom
- Double glazing
- Gas central heating
- Cellar
- Upton Park & East Ham Tube stations: 0.5 mile
- Council tax band: B
- EPC rating: E (54)
- 60' x 18' Rear Garden
- Internal: 660 sq ft (61 sq m)

An effortlessly stylish one bedroom garden flat on Derby Road.

This delightful home occupies the ground floor of a converted house and boasts in excess of 650 square feet of internal space. The "living" part of the flat is a dual aspect, open plan kitchen/reception. With bay window to the front and garden door to the rear, it's a fantastic space that's filled with light. There is engineered wood flooring underfoot, two feature fireplaces, modern fitted kitchen units (including a breakfast bar) and plenty of room to both entertain or kick back and relax.

The bedroom sits at the rear of the property, and overlooks the garden. A solid double, it too has a bay window, as well as space for free standing storage. In between is the family bathroom, which features a three piece suite including a shower over the tub. Finally, there is a cellar, which provides excellent storage.

Outside there is a low maintenance private garden to the rear, with artificial lawn and decked area for al fresco relaxing.

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DIMENSIONS

Living here...

There are a multitude of things to do in and around this amazing part of East London. How about bounding out of bed and going for a jog around Plashet Park. Or you could nip over to Westfield for a bit of retail therapy, relive memories of athletic glory at the Olympic Park, jump on the train to head into town (East Ham tube station is a hop, skip and a jump away) or maybe just relax with a pint in one of the many great pubs in the area. Whatever you have planned, there is always something to see and do...

Dimensions:

Communal Entrance

Via communal front door leading into:

Communal Hallway

Door to flat.

Entrance

Via front door leading into:

Entrance Hallway

Access to all rooms.

Cellar

22'0 x 4'8 (6.71m x 1.42m)

Reception Room

12'9 x 11'0 (3.89m x 3.35m)

Kitchen

11'1 x 10'9 (3.38m x 3.28m)

Bedroom

11'8 x 10'7 (3.56m x 3.23m)

Bathroom

8'3 x 7'6 (2.51m x 2.29m)

Rear Garden

60'0 x 18'0 (18.29m x 5.49m)

Additional Information:

Head lease term: 999 years from 22 December 2020

Head lease remaining: 995 years remaining

Ground Rent: £0 N/A - Per Annum

Service Charge: £0 N/A - Per Annum

Local Authority: London Borough Of Newham

Council tax band: B

Notice:

All photographs are provided for guidance only.

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

Approximate Gross Internal Area
660 sq ft (61 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do our utmost to ensure the floorplan is accurate and complete, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright: www.igb.co.uk



EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	54	74
England & Wales		
EU Directive 2002/91/EC		

LOCATION



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