



Asking Price £320,000

TENURE : LEASEHOLD

Earlham Grove , E7

Bedrooms : 1

Bathrooms : 0

Reception Rooms : 1

Spacious 1 Bedroom Flat

Moments away from Forest Gate Station (Elizabeth Line)

Long lease

High ceilings

Refurbished 7 years ago

Feature fireplace

Homesearch Ltd

88 South Ealing Road, Ealing, London, W5 4QB

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Website: <https://homesearchsales.co.uk>



HOMESearch

One-Bedroom Flat with decked veranda for sale Near Forest Gate Station

Set on the upper ground floor of a charming Victorian property, this beautifully presented one-bedroom flat offers a generous and airy living space, enhanced by high ceilings and a striking feature fireplace in the reception room. Refurbished approximately seven years ago, the home blends classic character with modern comfort.

The bedroom benefits from expansive wall-to-wall built-in wardrobes, providing excellent storage, while the contemporary bathroom is well-appointed and stylish. The kitchen opens onto a lovely private decked veranda - perfect for outdoor dining or relaxing.

Ideally located just moments from Forest Gate Station (Elizabeth Line), this property offers swift and convenient access to Central London and beyond.

LOCATION

Forest Gate Station - moments walk, provides fast Elizabeth Line services to London Paddington and Shenfield, placing central London within easy reach

Multiple **bus routes** (25, 58, 86, 330, 425 and more, including night buses N25 & N86) serve nearby stops like Romford Road and Claremont Road – the nearest a few minutes’ walk away

Nature lovers will appreciate access to the **Wanstead Flats and Epping Forest**, offering acres of open heathland for walking, sports or relaxing.

West Ham Park, a restored Victorian park nearby, and the **Queen Elizabeth Olympic Park** in Stratford provide excellent recreational options.

A host of independent cafés, wine bars, and craft venues flourish locally, especially around Woodgrange Road and nearby railway arches.

Stratford’s shopping, cinema, arts venues, and the Westfield London complex are only a short ride away.

TENURE: Leasehold (189 years from 1 January 1986)

Est Service Charge: TBC

EPC Rating C

Council Tax Band B

Water Supply: Mains

Sewerage: Mains

Heating: Mains gas

Satellite / Fibre TV Availability: Covers BT, Sky, Virgin

Mobile Coverage: o2, EE, Three, Vodafone

Flood Risk: Rivers & Seas = Very Low ; Surface Water = Very Low

Parking: Permit Parking - Please refer to local council

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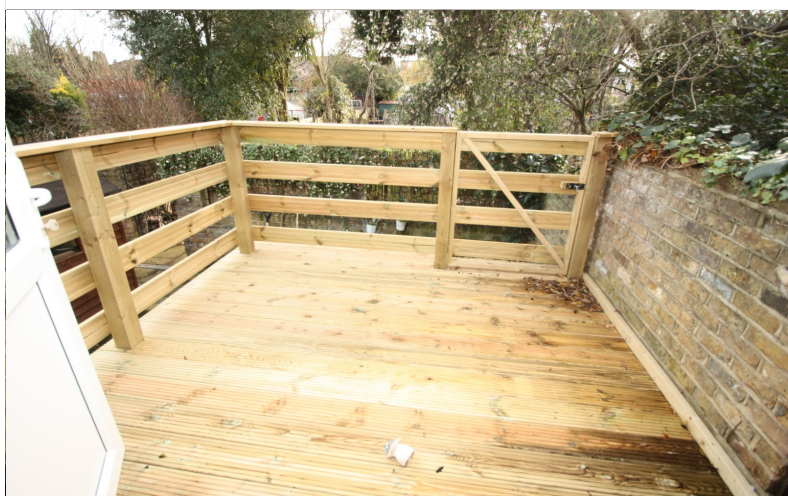
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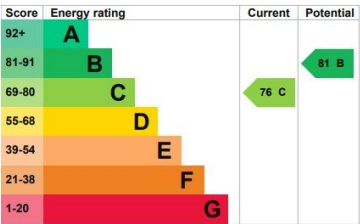




Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60