

98D Earham Grove, London, Greater London, E7 9AR  
Guide Price £400,000  
Council Tax Band: C



CHAIN FREE | THREE BEDROOMS | LONG LEASE | EXCELLENT LOCATION | BALCONY | ALLOCATED GARDEN SPACE

We are pleased to present this Purpose Built three bedroom flat located in Forest Gate. The layout comprises of a large reception room with Balcony, a spacious separate kitchen, three good sized bedrooms, separate W.C. and a family bathroom. The flat also comes with a good size allocated garden space within the communal area.

The property is a purpose built flat on second floor, it has gas central heating and is double glazed. It is bright and airy throughout. It will make an ideal apartment for growing families or an excellent buy to let investment.

337 Forest Road, London, E17 5JR

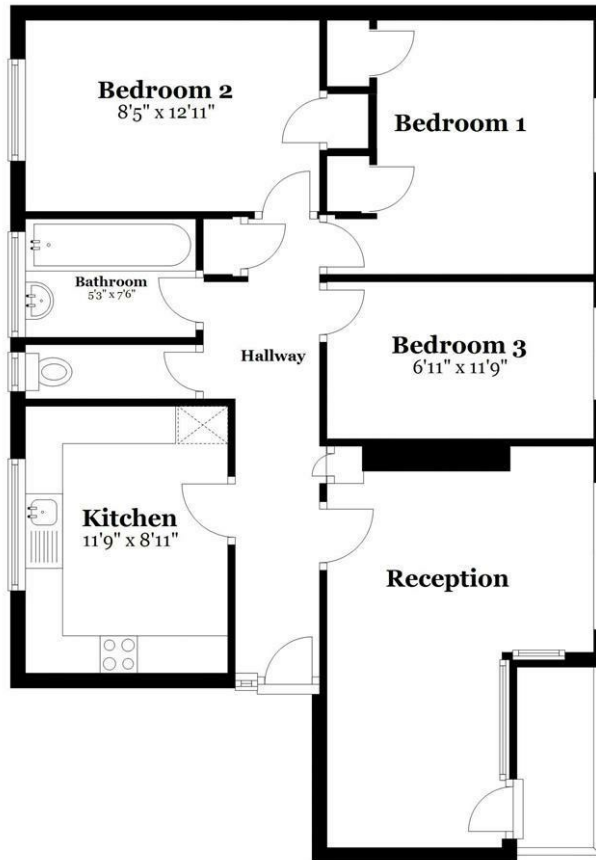
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### Second Floor

Approx. 775.0 sq. feet



Total area: approx. 775.0 sq. feet

All measurements are appropriate and should not be relied upon.  
Plan produced using PlanUp.

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