



38b, 38 Cranmer Road – E7 0JW

£375,000 Leasehold

Spacious Victorian two bedroom flat • Highly sought-after Wanstead Flats side of Forest Gate • Recently refurbished externally including new roof and re-rendered façade • Excellent opportunity for cosmetic refurbishment and value enhancement • Blank canvas interior allowing buyers to add their own style • Scope to reconfigure and create a large open-plan kitchen/living space (STPP) • Large private rear garden, rare for the area • Period proportions with generous ceiling heights • Offered chain free with vacant possession • Moments from Wanstead Flats and excellent transport links via the Elizabeth Line



**HIGHCASTLE
ESTATES**

020 3026 4420
sales@hceuk.com

Spacious Victorian two bed flat with large private garden, chain free, in sought-after Forest Gate. Recently refurbished externally, blank canvas inside, close to Wanstead Flats and transport.

Council Tax band: B

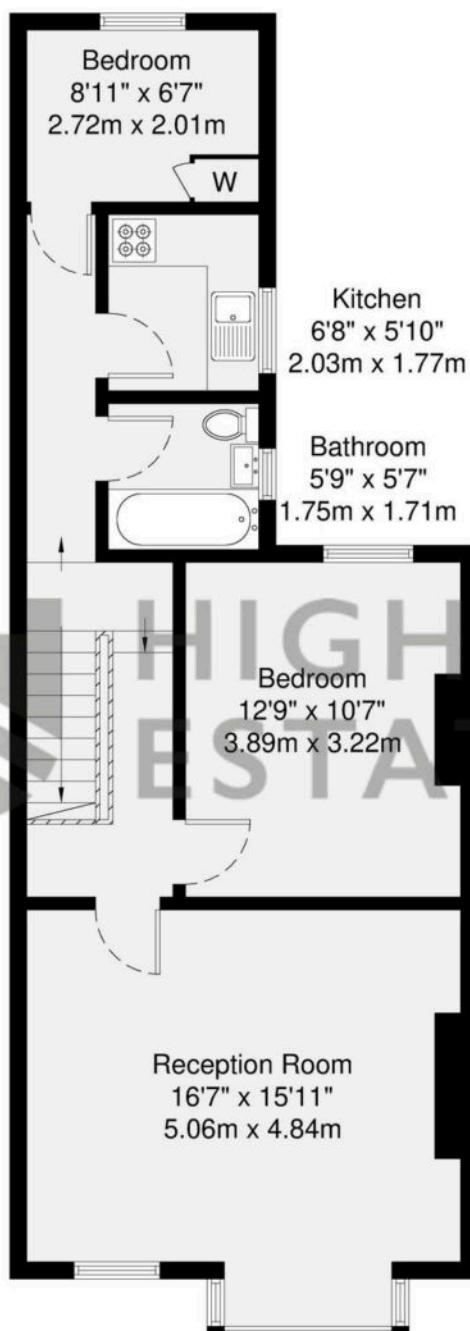
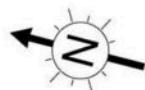
Tenure: Leasehold



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Ground Floor
First Floor
Ground Floor

 **GROSS INTERNAL AREA (GIA)**
The footprint of the property
61.1 sq m / 657 sq ft

 **TOTAL STORAGE SPACE**
Storage and wardrobe total area
0.4 sq m / 4 sq ft

 **EXTERNAL FEATURES**
Garden, Balcony, Terrace, Verandah etc.
188.3 sq m / 2026 sq ft

 **RESTRICTED HEAD HEIGHT**
Limited use area under 1.5m
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

**Maison
VUE**

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