



**Price**  
**£700,000**

**Freehold**

5x  3x  2x 

**Westbury Road,  
London, E7**

**OVER 60?**

Secure this property  
for up to **59% less!**

 **DOUGLAS  
ALLEN**  
Helping you move forwards



## Main features

- Spacious terraced house close to Forest Gate station
- Living areas over three floors
- Large Kitchen/Breakfast room
- Additional Utility Room
- Low maintenance rear garden
- Walking distance to shops & places of worship

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 13'8 x 11'7 (4.17m x 3.53m)  
 Dining Room: 10'0 x 9'8 (3.05m x 2.95m)  
 Kitchen/Breakfast Room: 11'9 x 8'9 (3.58m x 2.67m) plus 13'2 x 10'6 (4.02m x 3.20m)  
 Utility Room: 7'1 x 6'2 (2.16m x 1.88m)  
 Shower Room

### FIRST FLOOR

Landing  
 Bedroom 2: 15'2 x 11'0 (4.63m x 3.36m)  
 Bedroom 4: 11'2 x 9'0 (3.41m x 2.75m)  
 Bedroom 3: 10'9 x 9'8 (3.28m x 2.95m)  
 Bathroom

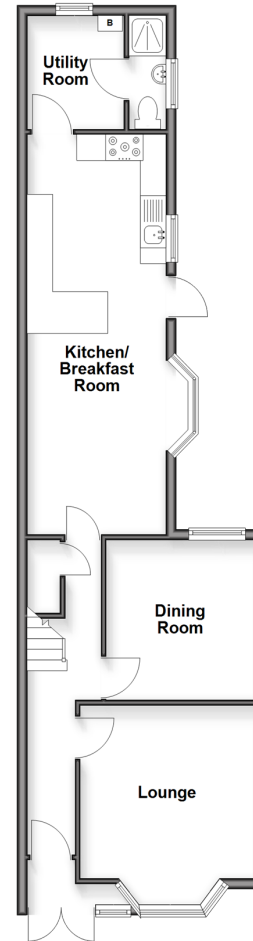
### SECOND FLOOR

Landing  
 Bedroom 5: 8'3 x 6'5 (2.52m x 1.96m)  
 Bedroom 1: 18'5 (5.62m) x 13'4 at widest point (4.07m) narrowing to 8'11 at narrowest point (2.72m)  
 Shower Room

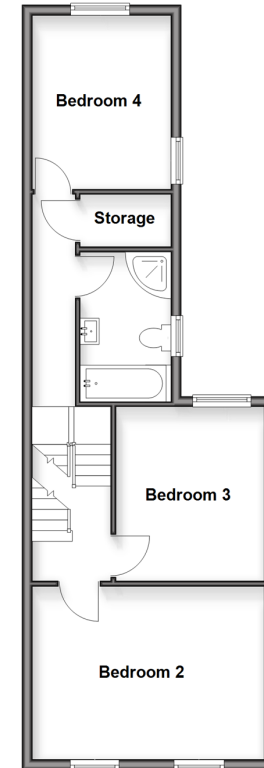
### OUTSIDE

Front and Rear Garden

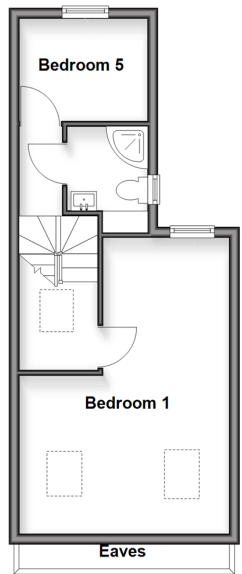
**Ground Floor**  
 Approx. 58.6 sq. metres (630.8 sq. feet)



**Split Level First Floor**  
 Approx. 51.0 sq. metres (548.4 sq. feet)



**Split Level Second Floor**  
 Approx. 33.8 sq. metres (364.3 sq. feet)



**Call East Ham - 020 8472 8140 ■ [douglasallen.co.uk](http://douglasallen.co.uk)**

- A private rental licensing scheme applies to some properties in this area, please contact us before proceeding
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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