



Woodford Road, Forest Gate

Offers In Excess Of £260,000 Leasehold

- Chain free
- Opposite Wanstead Flats
- 0.3 Miles to Wanstead Park Station
- New lease of 125 Years to be granted upon completion
- Ground floor flat
- Off street parking
- 0.4 Miles to Manor Park station

Located in the ever-popular Forest Gate, this one bedroom ground floor flat offers access to everything the local area has to offer.

The home is located opposite Wanstead Flats where you can walk, run, cycle or picnic during the summer and is in walking distance to the popular Golden Fleece Pub. In addition to Forest Gate's popular railway arches and Winchelsea Road, housing the Wanstead Tap bar and Arch Rivals café (all within 1.1 miles) as well as Pretty Decent Beer Co and Wild Goose Bakery. There are several transport options for commuters with Wanstead Park Overground Station (0.3 miles), Forest Gate and Manor Park Elizabeth Line Stations (0.4 miles) for rapid journeys to central and west London. This area of Forest Gate is part of the Low Traffic Neighbourhood Scheme. Families are well catered for in Forest Gate - there are excellent local schools and nurseries within a short walk, including Chestnut Nursery, Aldersbrook Primary School (rated Outstanding by OFSTED) and Forest Gate Community School (also rated Outstanding). The property is only 2.5 miles from Westfield Shopping Centre and the Olympic Park where there are a variety of shops, restaurants, and entertainment venues.

The property is in good decorative order throughout and has been decorated with crisp white and hard wood flooring helping to add to the feeling of space. This home is accessed via your own front door and accommodation is comprised of a spacious kitchen/diner, fully tiled shower room and roomy lounge area. A private driveway to the front means no wasting time looking for a parking space after a hard day's work.

This property is being sold chain free.

Lease Information: A new lease of 125 years will be granted upon completion

Service Charge: N/A

Ground Rent: N/A

Council Tax Band: B

EPC Rating: C71

Reception/Dining Room

21'2 x 11'10

Bedroom

10'10 x 10'6

Kitchen

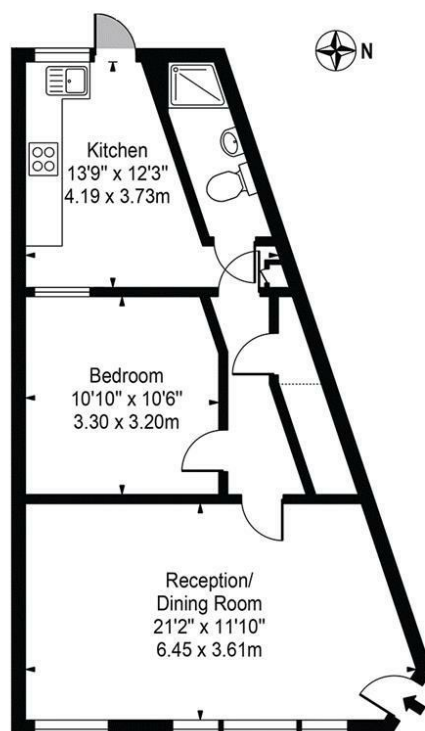
13'9 x 12'3

Approx. Total Internal Area 576 Sq Ft - 53.51 Sq M

(Including Restricted Height Area)

Approx. Gross Internal Area 557 Sq Ft - 51.75 Sq M

(Excluding Restricted Height Area)



Ground Floor
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.