



**Field Road Forest Gate E7 9DP**

**Well Presented 1 Bedroom House With First Floor Bathroom & Kitchen/Diner Offers Over £384,000 F/H**



One-bedroom house that epitomizes comfort and style. This rarely available property boasts a well-designed kitchen/diner, a first-floor bathroom, and a charming rear garden.

The kitchen/diner is a focal point, offering a contemporary space for culinary delights and entertaining guests. Bright and spacious, it sets the tone for a home that is as functional as it is inviting.

The first-floor bathroom is a sanctuary of relaxation, featuring elegant fixtures and a soothing ambiance. Every detail has been carefully curated to provide a private oasis for unwinding after a long day.

One of the standout features of this property is its well maintained rear garden.

Location is key, and this property is ideally situated within a short walk of Forest Gate station, providing easy access to transportation and ensuring a seamless connection to the city and beyond.



Entrance Via  
front door to:

Lounge



double glazed window to front elevation - stairs ascending to first floor - radiator - power points - wood effect floor covering - door to:



Kitchen



double glazed window to rear elevation - wall mounted Worcester boiler - range of eye and base level units incorporating a stainless steel sink with mixer taps and drainer - space and plumbing for washing machine - gas cooker point - space for fridge/freezer - tiled splash backs - power points - radiator - under stairs storage cupboard housing consumer unit - tiled effect floor covering - double glazed door to rear garden.

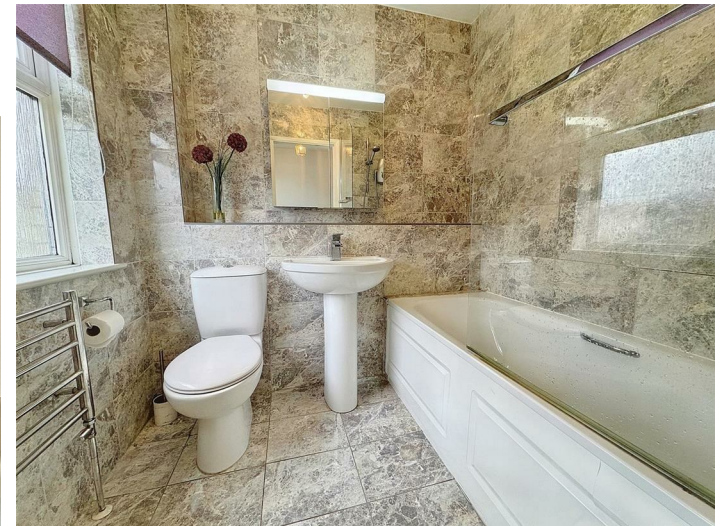


First Floor Landing



access to loft - double glazed window to rear elevation - storage cupboard housing water heater - radiator - power point - carpet to remain - doors to:

Bathroom



obscure double glazed window to rear elevation - three piece suite comprising of a panel enclosed bath with shower over - pedestal wash basin - low flush w/c - tiled walls - heated towel rail - tiled floor covering.

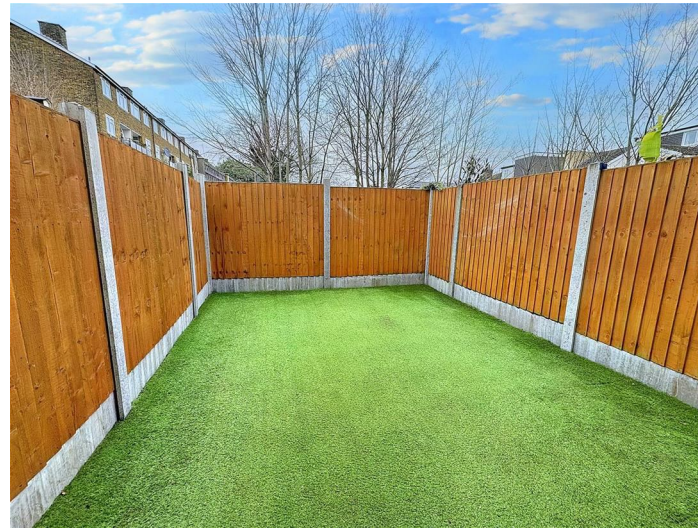
## Bedroom



two double glazed windows to front elevation - radiator - power points - carpet to remain - built in wardrobe.



## Rear Garden 15'5" x 12'4" (4.70m x 3.76m )



artificial grass.

### Additional Information:

Council Tax London Borough of Newham Band C.

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is voice and data coverage via the following mobile networks: EE, Three, O2 and Vodafone.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The Property has mains electric, mains Gas, mains water, mains sewerage and is heated via gas central heating.

The following is noted on the title register:

A Transfer of the land in this title and other land dated 28 April 1987 made between (1) Nicholas Devlin and Sharon Devlin (The Transferor) and (2) South East Homes Limited (The Transferee) contains the following provision:- "Any rights of light or air which would prejudicially affect the user by the Transferor and his successors in title or his or their adjoining or neighbouring

land for building purposes are hereby expressly excepted from the effect of this Transfer and IT IS HEREBY DECLARED that the Transferee and his successors in title shall not become entitled to any such rights for the benefit of the land hereby transferred."

The land is subject to rights to use all sewers drains watercourses wires cables and other services laid or passing thereover therethrough or thereunder for the benefit of adjoining land to the south.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

### Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follow and will not impact upon the quotes you are given:

Sweeney Miller Solicitors & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

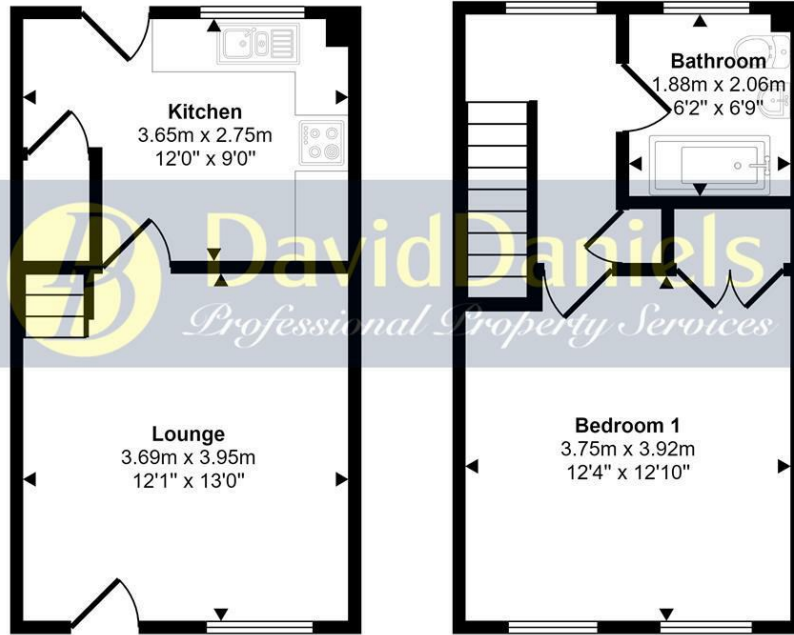
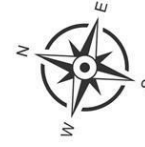
Please get in touch should you require a quotation and we will be pleased to organise this for you.

### Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



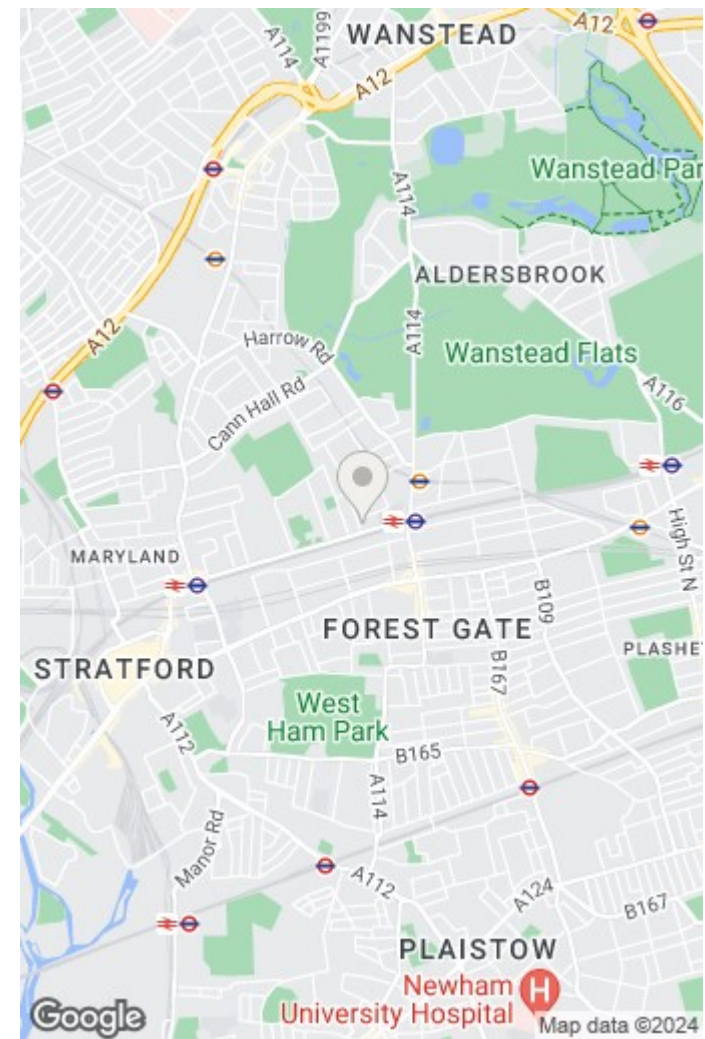
Approx Gross Internal Area  
51 sq m / 546 sq ft



Ground Floor  
Approx 25 sq m / 270 sq ft

First Floor  
Approx 26 sq m / 276 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



**Stratford Office:**  
49c Leytonstone Road, Maryland Point, Stratford. London E15 1JA  
Telephone: 020 8555 3521

