



Windsor Road London E7 0QS

Well Presented Two Bedroom Ground Floor Flat Offers Over £310,000 L/H

Nestled on the highly sought-after Windsor Road, E7, this spacious and well-presented two-bedroom ground floor flat offers an inviting blend of modern comforts and convenient urban living. Perfect for first-time buyers, the property features two generously-sized double bedrooms, a bright and spacious lounge with access to a private balcony, and a contemporary kitchen complete with integrated appliances, including a dishwasher and washing machine.

Residents will benefit from excellent transport links, as the property is just a short walk from Forest Gate station, providing swift access to central London via the Elizabeth line. The beautiful Wanstead Flats are also within easy walking distance, offering scenic green spaces for leisurely strolls, jogging, and relaxation. This flat combines urban accessibility with peaceful surroundings, making it ideal for professionals and small families alike.

Please note, the property holds an EWS1 form with a B2 rating, which indicates that remedial fire safety work is required. We are actively pursuing information regarding the funding of these improvements and will provide updates as soon as they are available.

Don't miss the opportunity to own this exceptional property in a prime location, blending style, comfort, and city convenience.



Entrance Via

communal door to communal hallway - door to:

Hallway

cupboard housing consumer unit and electric meter - storage cupboard - wall mounted entry phone - radiator - power points - wood effect floor covering - doors to:

Lounge



double glazed window - radiator - power points - wood effect floor covering - double glazed door to:



Balcony



Bedroom



double glazed window - radiator - power points - wood effect floor covering.



Bedroom



double glazed window - radiator - power points - wood effect floor covering.



Bathroom



obscure double glazed window - three piece suite comprising of a panel enclosed bath with mixer taps to shower attachment - vanity sink unit - low flush w/c - tiled splash backs - heated towel rail - tiled floor covering.

Kitchen



double glazed window - wall mounted Vaillant boiler - range of eye and base level units incorporating a butler style sink with mixer taps and drainer - built in oven with four point gas hob and extractor fan over - integrated hot point washing machine - integrated hot point dishwasher - space for fridge/freezer - tiled splash backs - power points - wood effect floor covering



Additional Information:

The lease has 104 Years remaining.
The current service charge is £1232.00 per annum and is reviewed yearly.
The ground rent is £10.00 per annum.
Council Tax London Borough of Newham Band B.

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

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

An Ofcom Online search shows that standard and superfast broadband is available.

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.

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.

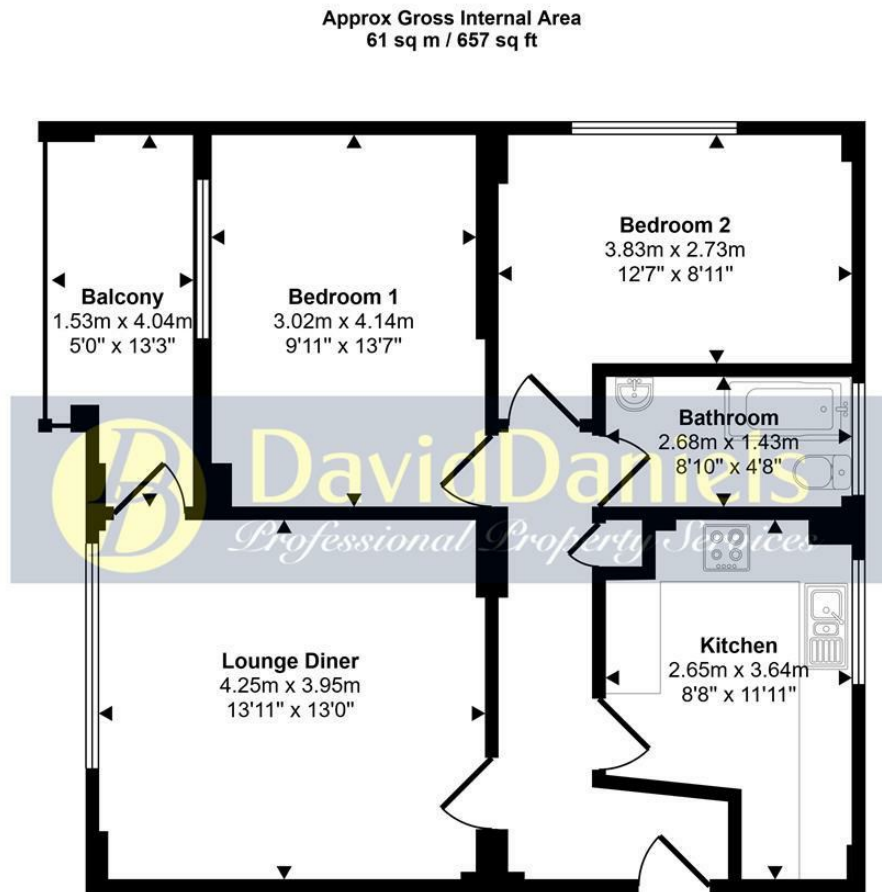
Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

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.

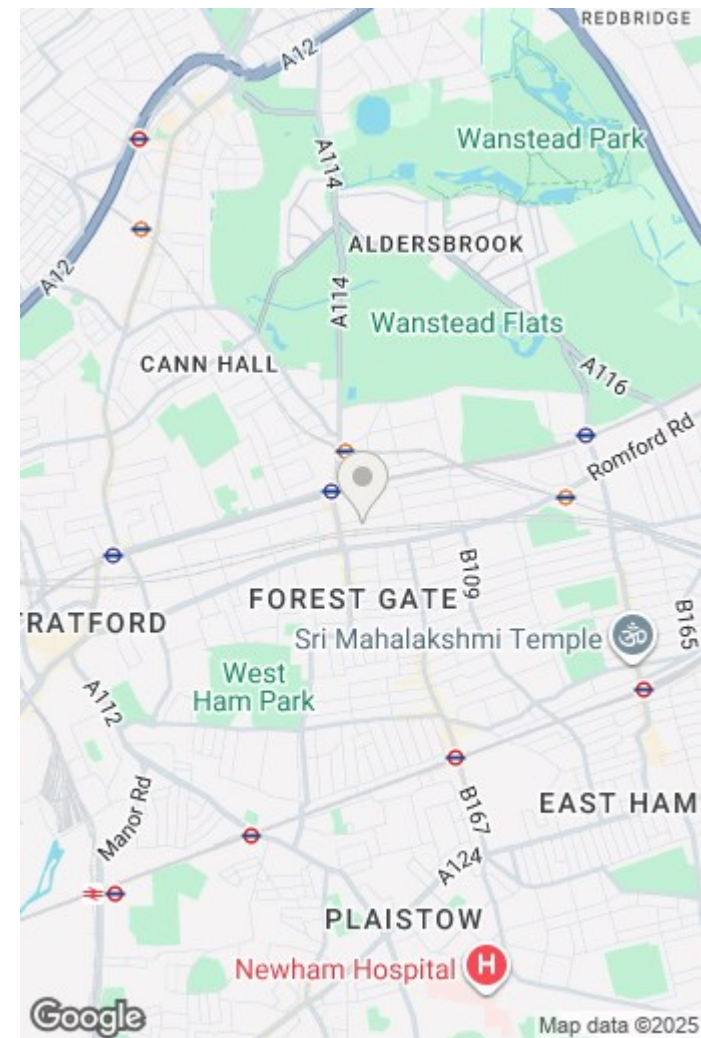




Floorplan

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	