

WILKINSON

Estate Agents, Sales, Lettings & Property Management



32 Essex Street
London, E7 0HL
Asking price £475,000

CASH BUYERS ONLY

Situated in a sought-after location within the Lanes area of Forest Gate is this three-bedroom Victorian terraced house, offering an exciting opportunity for those looking to fully modernise and renovate a property to their own specification.

The ground floor comprises two well-proportioned reception rooms to the front, with a kitchen, bathroom and separate WC to the rear, providing access to the approximately 35'0 rear garden. Upstairs, the property offers three generously sized double bedrooms, with further potential to extend into the loft, subject to the necessary planning permissions and consents.

Essex Street benefits from its close proximity to both Forest Gate station on the Elizabeth Line and Wanstead Park Overground station, offering exceptional connectivity. Forest Gate provides fast connections to Liverpool Street in as little as 14 minutes, while Wanstead Park station is literally at the end of the road, making this an incredibly well-positioned home for commuters. The property is also within walking distance of Westfield Stratford City, one of Europe's largest shopping destinations. The area is vibrant and well served by a variety of independent cafés, restaurants and local favourites including The Wild Goose Bakery, E7 Movement fitness studio, The Can Club family-friendly café and play zone, Fiore's Italian eatery, Pretty Decent Beer Co, the award-winning Holly Tree pub (named one of Time Out's Top 50 London pubs), as well as Costa Coffee for everyday convenience. Round the corner you'll find Wanstead Flats, a beautiful expanse of open green space forming part of Epping Forest, ideal for picnics, dog walking, running and outdoor exercise.

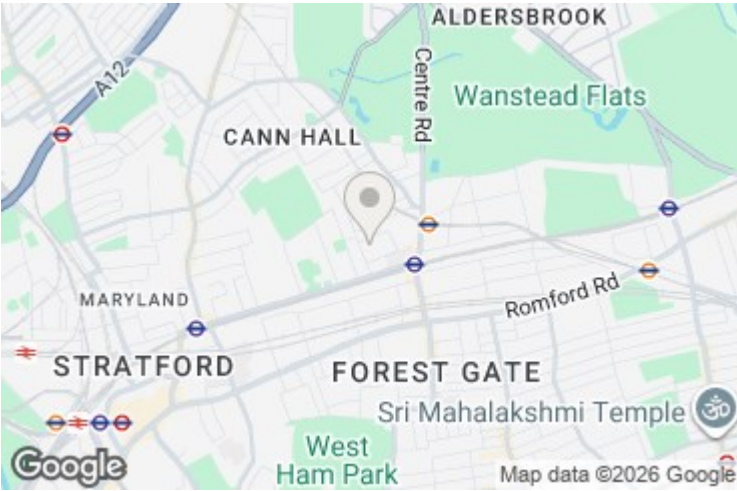
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Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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Total floor area - 93 square metres
1001.04 square foot

