

Sebert Road, Forest Gate, London, E7

£1,750 PCM

Furnished

TO LET

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- 1 Double Bedroom Basement Flat
- Double Glazed & Gas Central Heating
- Forest Gate Station: 0.5 mile
- Close To The Popular Golden Fleece Pub
- Close To Green Spaces Of Aldersbrook & Capel Road
- Excellent Transport Links
- Deposit: £2192.30
- EPC Rating: C (75) & Council Tax Band: B
- Rear Garden
- Internal: 456 sq ft (42 sq m)

An exceptionally presented one bedroom garden flat on Sebert Road.

The property is brilliantly located. Forest Gate station sits at the end of the road, for easy access into central London, whilst the green spaces of Aldersbrook and Capel Road are close by. The Golden Fleece pub is within easy walking distance too - the ideal place for a spot of lunch.

The flat has it's own street door, which leads into the hallway. To the front is the double bedroom, complete with stylish wooden shutters on the bay window and cavernous fitted wardrobes. At the far end of the hallway sits the three piece family bathroom, which has a shower over the tub.

The kitchen and lounge are interconnected, and presented to the same high standard as the rest of the property. The former has a range of smart fitted units, whilst the latter has a patio door leading directly into the rear garden - the perfect spot to relax on a warm summer's evening.

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DIMENSIONS

Reception Room
11'0 x 10'5 (3.35m x 3.18m)

Kitchen
10'3 x 7'4 (3.12m x 2.24m)

Bedroom
12'1 x 10'10 (3.68m x 3.30m)

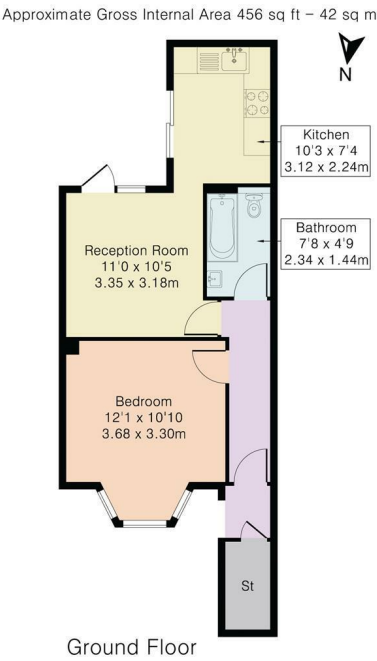
Bathroom
7'8 x 4'9 (2.34m x 1.45m)

Rear Garden

Additional Information:
Local Authority: London Borough Of Newham

Disclaimer:
We endeavour to ensure that our particulars are as accurate and reliable as possible; however, they do not constitute or form part of any offer or contract and should not be relied upon as statements or representations of fact. All measurements are approximate and provided as a guide only. Any systems, services, or appliances referred to have not been tested by us, and we are therefore unable to verify or guarantee their working condition. All photographs and floorplans are provided for guidance only. Tenants are advised to verify details relating to planning permissions, building regulations, and any works carried out at the property with their solicitor or conveyancer, as well as tenure and lease information where applicable.

FLOORPLAN



EPC RATING

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	

LOCATION

