

YELLANDS
est 1930

FOR SALE



2 Bedroom



1 Bathroom



694 sqft

EPC
Rating C

CAMBRIDGE ROAD

Seven Kings, IG8

£265,000

Call us: 020 8491 8080



Some images have been digitally enhanced or virtually staged using AI to illustrate how the property may look when furnished. These images are for guidance only and may not reflect the current condition or exact layout of the property.

The Story of CAMBRIDGE ROAD

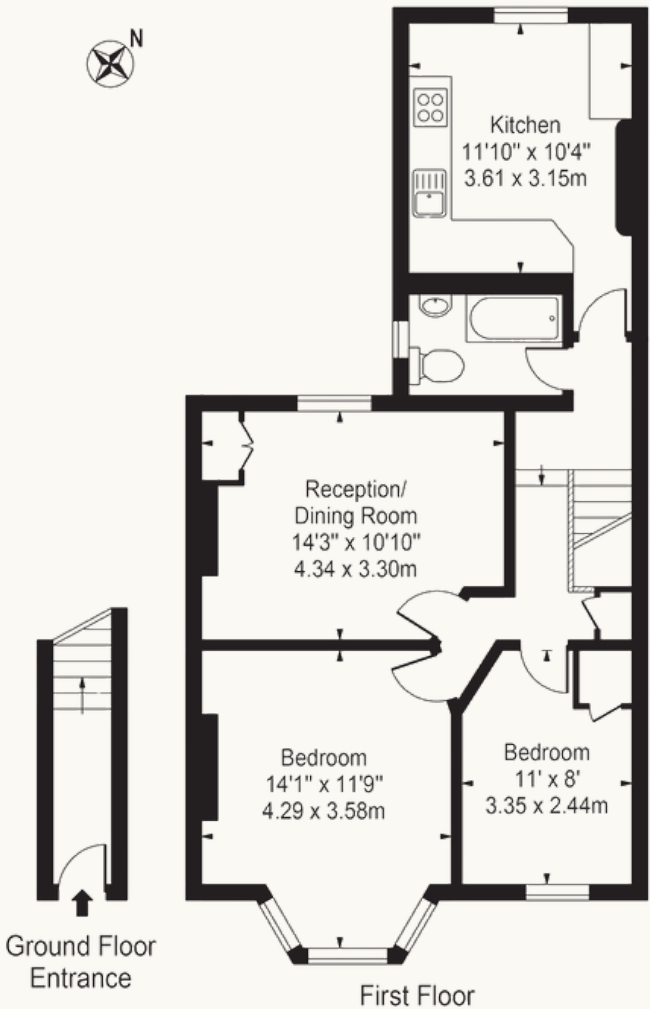
Some homes are about what they are today. Others are about what they could become.

Positioned within the sought-after Seven Kings School catchment area, this two-bedroom first-floor flat offers buyers the opportunity to secure generous living space in a location that continues to attract families, first-time buyers and investors alike.

The accommodation is well balanced throughout. A spacious reception room provides plenty of room for both living and dining, while the separate kitchen offers the chance to modernise and personalise over time. The principal bedroom benefits from a large bay window that draws natural light into the room, while the second bedroom provides flexibility for children, guests or home working.

Cambridge Road

Approx. Gross Internal Area 694 Sq Ft - 64.47 Sq M



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.

What makes this property particularly appealing is the combination of practicality and potential. With off-street parking, a lease of approximately 940 years, and scope for cosmetic improvement, it presents an increasingly rare opportunity to add value without compromising on location. Beyond the front door, Seven Kings remains one of East London's most established residential neighbourhoods. The Elizabeth Line at Seven Kings Station provides swift connections into Stratford, Liverpool Street, Canary Wharf and Central London, while local shops, parks and everyday amenities are all within easy reach.

Whether you're taking your first step onto the property ladder, searching for a long-term investment or looking for a home you can gradually make your own, this is a property that offers both immediate comfort and future potential.

Key Information

- Tenure: Leasehold 940 Years
- Ground Rent: £10 per annum
- Service Charge: n/a
- Council Tax Band: Band B
- EPC Rating: C
- Local Authority: London Borough of Redbridge

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		