



# 1 LANCASTER ROAD

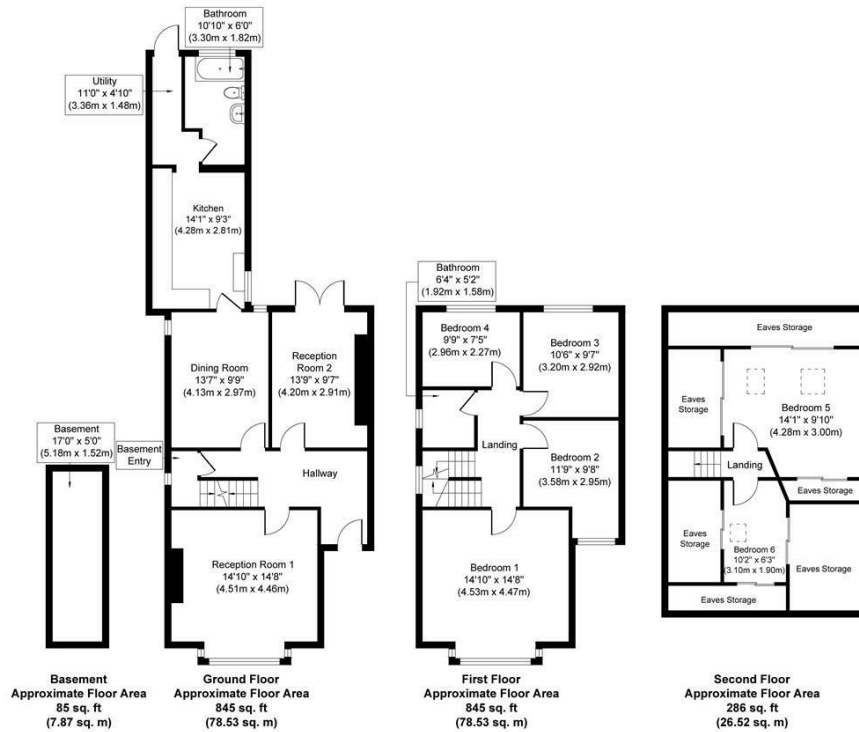
LONDON, E7 9PW

**£700,000**  
**FREEHOLD**

Guide Price £700,000 - £750,000. Welcome to this stunning 5 bedroom home in the heart of E7, perfectly situated in a vibrant and well-connected East London neighbourhood. This beautifully presented property is just a short walk from West Ham Park and offers five spacious bedrooms, three reception rooms, two bathrooms and is complete with a private garden ideal for entertaining or relaxing in. Inside, you'll find sleek finishes throughout, a generously sized separate kitchen, and bright, comfortable living spaces designed with both style and practicality in mind. The property is ideal for families or professionals needing extra room.

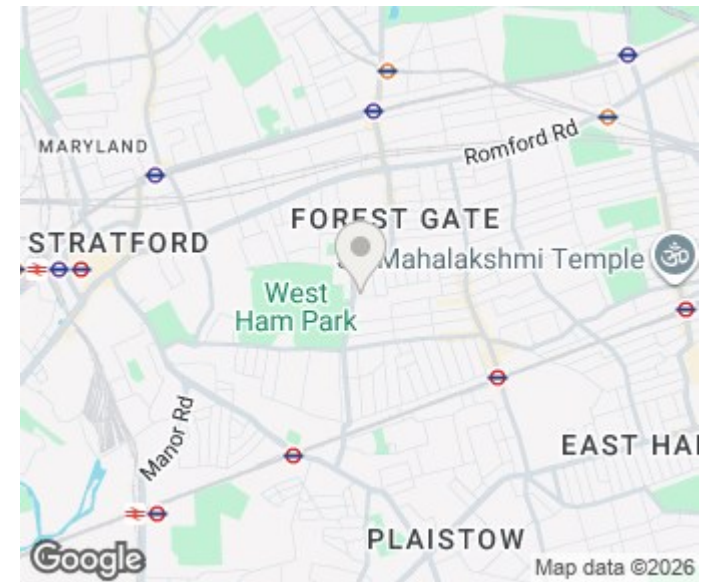
Located close to Forest Gate Station (Elizabeth Line), commuting into Central London is quick and convenient. You'll also benefit from being close to Wanstead Flats, offering acres of green space for outdoor leisure. Local amenities abound, including independent cafés, schools rated Good and Outstanding, and a bustling high street just a short walk away. A rare opportunity to own a property with character, turn-key family home in a sought-after location—early viewing is highly recommended.

**BELLS**  
ESTATE AGENT



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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