

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**50 Boleyn Road**  
**London, E7 9QE**  
**Offers in excess of £400,000**

Situated in the heart of South Forest Gate, just a stone's throw from West Ham Park, is this spacious Victorian family home. Requiring complete renovation throughout, this property presents an excellent opportunity for buyers looking to create a home tailored to their own taste and style.

The ground floor features a generous through lounge to the front, with an additional versatile reception area to the rear. French doors open onto the south-facing garden, while an under-stairs storage cupboard provides practical storage. The rear reception space flows seamlessly into the kitchen, which is complemented by a rear hallway offering ideal space for utility appliances. The hallway also provides access to the garden and the ground floor bathroom. The rear garden measures approximately 45ft in length. Upstairs, the property offers two well-proportioned double bedrooms.

Boleyn Road enjoys a highly convenient location, just a short distance from Forest Gate railway station on the Elizabeth Line, providing fast and direct connections to Liverpool Street station in as little as 14 minutes. Upton Park Underground station is also within easy reach, offering additional transport links across East London and beyond. The area boasts a vibrant community atmosphere, with an excellent selection of independent cafés, restaurants and local amenities nearby. Families are particularly well catered for, with the property falling within the catchment area for the highly regarded St Bonaventure's School and Elmhurst Primary School.

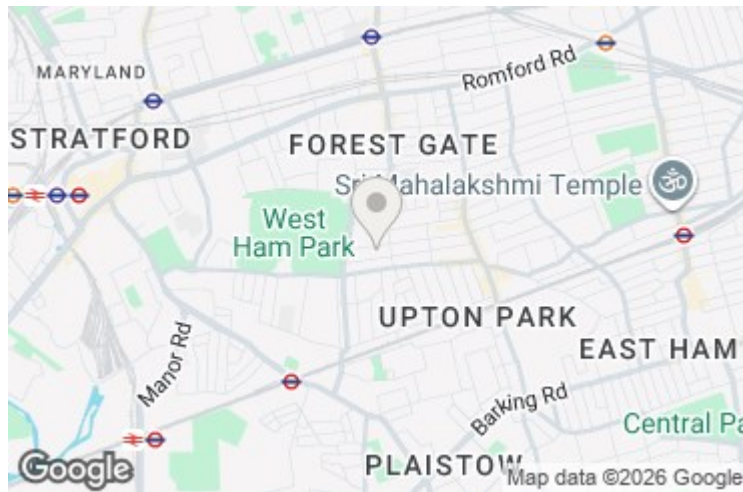
**Property Disclaimer**

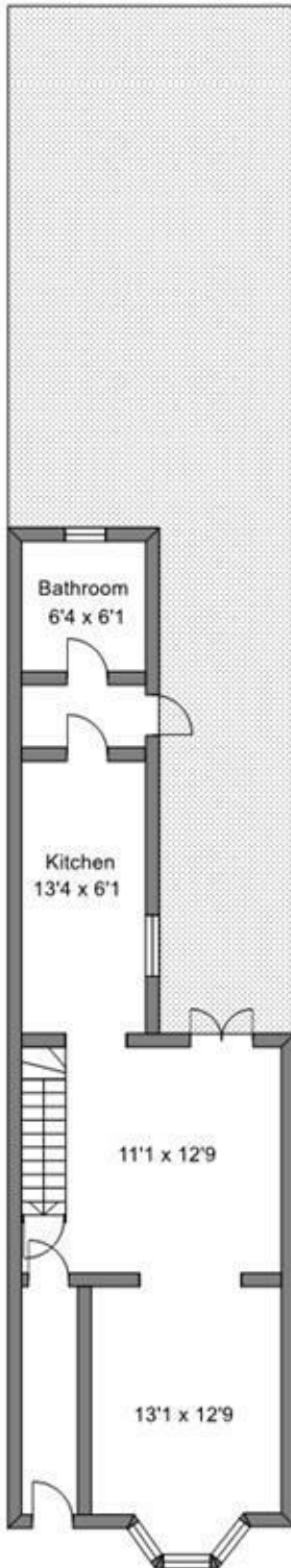
**THE PROPERTY MISDESCRIPTION ACT 1991**

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales EU Directive 2002/91/EC		





Total Floor Area - 80 square metres - 861 Square Foot

