



Tower Hamlets Road, London E7 9BZ

Spacious, Chain Free 2 Bedroom House. CASH BUYERS ONLY

£450,000 F/H



CASH BUYERS ONLY. This is due to the rear extension being of single-skin construction and not built to current building standards. In addition, there does not appear to be any visible structural support for the through lounge where alterations were historically carried out by a previous owner. Prospective purchasers are advised to make their own enquiries and obtain independent surveys and professional advice to satisfy themselves as to the condition and suitability of the property.

Tower Hamlets Road. In the vibrant area of Forest Gate, this charming terraced house presents a wonderful opportunity for cash buyers seeking a spacious home. Spanning an impressive 1,135 square feet, the property features a large through lounge that leads to a substantial kitchen/diner at the rear. The utility room and wide hallway add to the practicality of the layout.

Upstairs, you will find two generously sized double bedrooms, complemented by a spacious first-floor bathroom. While the property requires some modernisation, it offers a fantastic chance for new owners to personalise and leave their mark on this period home.

The location is particularly appealing, with a short walk to both Forest Gate and Wanstead Park stations, providing excellent transport links, particularly via the Elizabeth Line at Forest Gate. This allows for easy access to the City, Canary Wharf, and Essex, making it ideal for commuters. Additionally, Wanstead Flats is within walking distance, offering beautiful green spaces for leisurely strolls.

Forest Gate is a thriving community, with an array of amenities and new establishments emerging, ensuring that residents have everything they need close at hand. This property is offered chain-free, making it an attractive option for those looking to move quickly. Don't miss the chance to make this delightful house your new home in a sought-after area.

Entrance Via

partially double glazed front door to:

Porch

tiled floor covering - door to:

Hallway

radiator - power point - cupboard housing consumer unit and electric meter - cupboard under stairs housing gas meter - wood effect floor covering - stairs ascending to first floor - doors to:

Through Lounge



double glazed three splay bay window to front elevation - window to hallway - two radiators - power points - wood effect floor covering - door to:



Hallway



radiator - power point - tiled floor covering - double glazed door to rear garden - opening to kitchen/ diner - door to:



Utility



window to rear elevation - vanity sink unit with mixer tap - tiled splash backs - radiator - tiled floor covering.

Kitchen/ Diner



double glazed window to rear elevation - range of eye and base level units incorporating a sink with mixer tap and drainer - built in oven - four point gas hob with extractor fan over - space for fridge/ freezer - tiled splash backs - power points - tiled floor covering.



First Floor Landing

obscure double glazed window to side elevation - access to loft - radiator - power point - carpet to remain - doors to:

Bathroom



obscure double glazed window to rear elevation - wall mounted air vent - three piece suite comprising of a panel enclosed bath with mixer tap to shower attachment - pedestal wash basin - low flush w/c - cupboard housing Vaillant boiler - tiled splash backs - radiator - vinyl floor covering.

Bedroom Two



double glazed window to rear elevation - radiator - power points - carpet to remain.

Bedroom One



two double glazed windows to front elevation - two radiators - power points - wood effect floor covering.

Rear Garden
18'8" x 15'9" (5.70 x 4.82)



paved with shrub border - door to:

Shed



two windows - power point.

Additional Information:

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Council Tax London Borough of Newham Band C.

Parking: On Street, a permit must be acquired from the local council.

An Ofcom online search shows that there is the following coverage via the following mobile networks:
EE: There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

O2: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

Three: There is a good chance of getting a connection good enough to support mobile services. You may be able to get

limited indoor coverage.

Vodafone: There is a good chance of getting a connection good enough to support mobile services in a typical home, as well as outdoors.

An Ofcom Online search shows that standard, superfast and ultrafast broadband is available. (you may need to organise installation of an FTTP connection in order to achieve ultrafast speeds).

This checker shows the predicted broadband and mobile coverage availability and performance at your address. Please make your own enquiries prior to making an offer.

The property has mains electric, mains gas, mains water, mains sewerage and is heated via gas central heating.

Please note: the figures and information quoted above have been provided by the seller and documentary proof is awaited.

Referral Services

David Daniels can recommend a conveyancer and an independent financial advisor for you if required. These recommendations come from companies that we have worked with and have found to be efficient and reliable.

David Daniels will receive a referral fee from the below companies should you take up the services, these are as follows and will not impact upon the quotes you are given:

Bowling & Co & Knight Richardson Solicitors £240.00 INC VAT.

Mortgage Referral to Clickmortgages.net : 50% of procurement fee paid by the lender to the financial advisor on completion of your mortgage.

Please note that this arrangement does not affect the way in which David Daniels will act for you. Any advice given is completely independent.

Please get in touch should you require a quotation and we will be pleased to organise this for you.

As part of our legal obligations under the Money Laundering Regulations 2017 (including Regulation 41), estate agents are required to carry out customer due diligence and ongoing monitoring for both vendors and purchasers. This includes

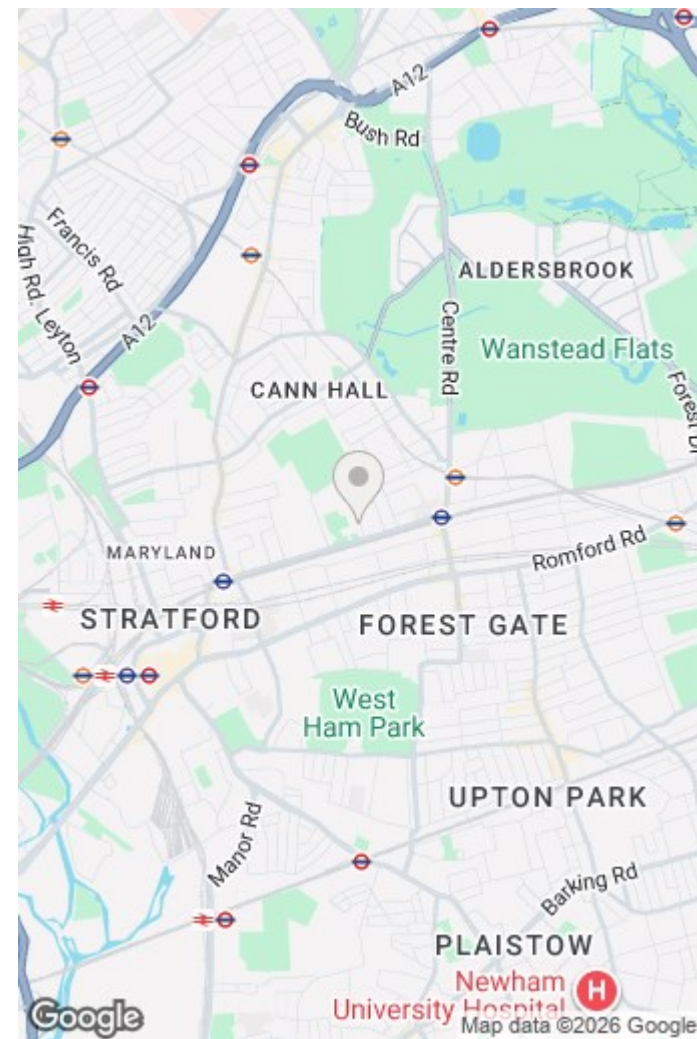
verifying identity and, where applicable, source of funds. Any documentation requested will be used solely for anti-money laundering and regulatory compliance purposes and will be processed securely and confidentially in accordance with our legal obligations. Please note that we are required to complete these anti-money laundering (AML) checks for all buyers and sellers before a sale can proceed, and a memorandum of sale cannot be issued until satisfactory checks have been completed. Where any party is contributing funds towards a purchase (including gifted deposits), they will also be required to undergo the same verification and due diligence checks..

Disclaimer

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
		70	79
England & Wales		EU Directive 2002/91/EC	

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

Purchasers are advised to satisfy themselves to the working condition, where applicable, of the central heating system and also the appliances. All measurements were taken electronically and are approximate and given for guidance purposes only. Photographs are for illustration only and may show items which are not included in the sale of the property. The information contained should not be relied upon as statements or a representation of fact.



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