



OFFERS IN THE REGION OF

**£300,000**

**Forest Road**

London, E11 1LL

Set within a private development is this 1st floor 2 bedroom apartment.

The property features a bright reception room with a modern open plan kitchen and access to a front facing private balcony.

There are 2 bedrooms, family bathroom and storage.

There is the added bonus of coming with secure parking to the rear of the development.

Located on a quiet residential street just a few moments from Whipps Cross Hospital and the open spaces of Epping forest. Leytonstone High Road, Wood Street and Lea Bridge are all close by giving a wide variety of shops, restaurants and supermarkets.

Leytonstone Station and Wood Street Stations are both close by with a number of bus routes also available.

Offered on a chain free basis.

Leasehold: 90 years remaining

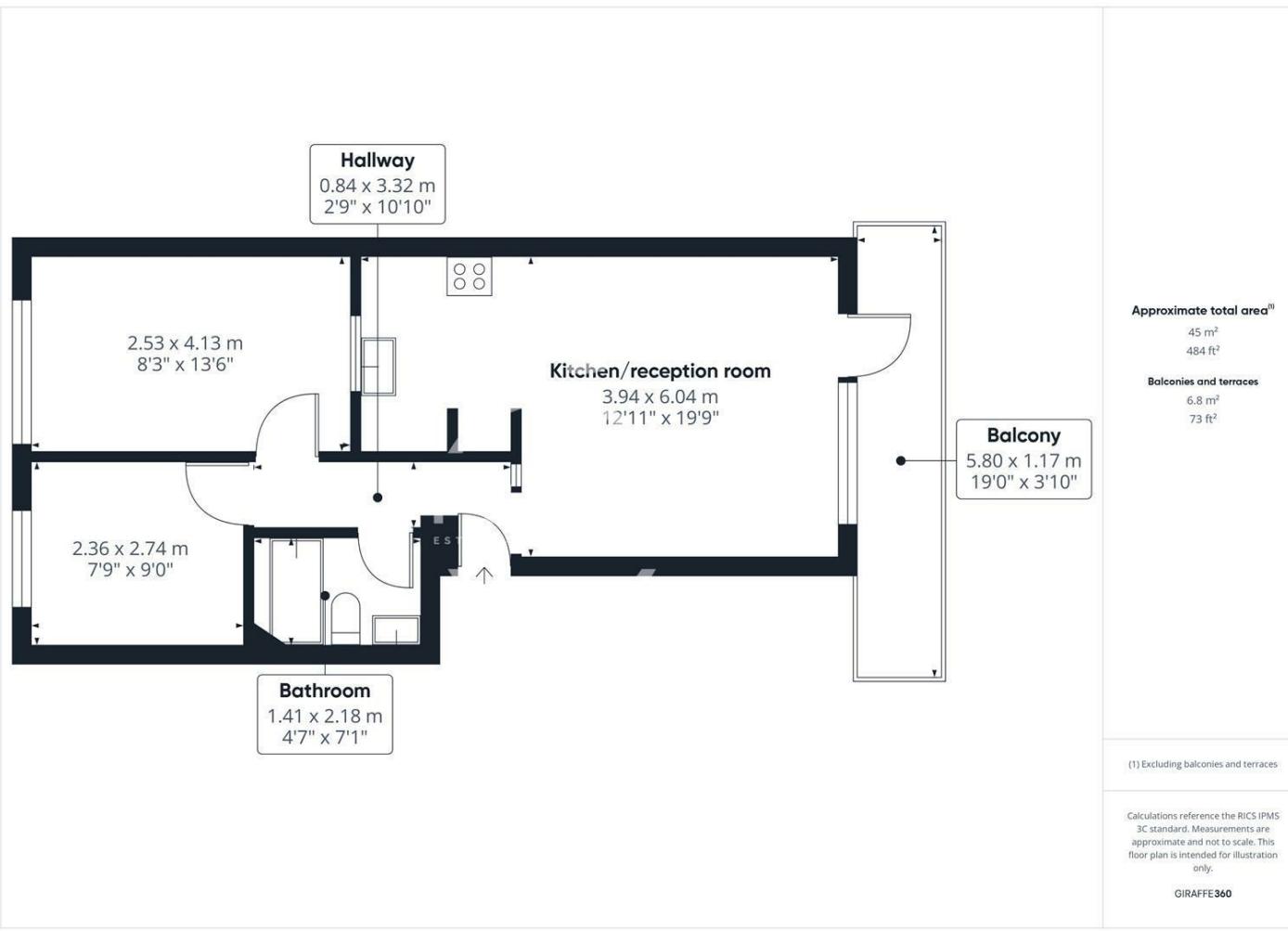
Service Charge: £2400 per annum

Ground Rent: £75 per annum

Council Tax: Band C (Waltham Forest)







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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