



### Transport Information

0.2 Miles from Forest Gate Station for the Elizabeth Line and 0.2 miles to Wanstead Park Station for the Suffragette Overground Line with a plethora of bus stops just on the doorstep.

These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement.

### What's next?

If you are interested in viewing this property or putting in an offer please call the office on 02084705252.

We are based just two doors down from East Ham Station.

Norfolk Street, Forest Gate. E7 0HN.



PRICE  
£325,000  
To  
£350,000

- Ground Floor
- Beautifully Finished Throughout
- Unbeatable Location
- Forest Gate Village
- Two Double Bedrooms
- 937 Year Lease







## Norfolk Street, Forest Gate. E7 0HN.

Guide Price: £325,000 to £350,000 L/H

Please be aware this is a sale by tender property, and the prospective purchaser may have to pay an Introduction Fee to Aston Fox and viewings are strictly by appointment ONLY.

Rare Find, Perfect Investment or first purchase that you don't want to miss!

This ground-floor flat is beautifully presented and bright and spacious throughout. Boasting of a large reception room, beautiful kitchen with luxury finishes and beautifully tiled floor, which leads out to the rear communal courtyard. Then you also have a bright shower room with a large cupboard and two spacious double bedrooms and another extensive cupboard for storing all your cases, vacuum etc. The property has been kept in fantastic condition by the owner and has new plush carpets in the bedrooms and new wooden flooring everywhere else.

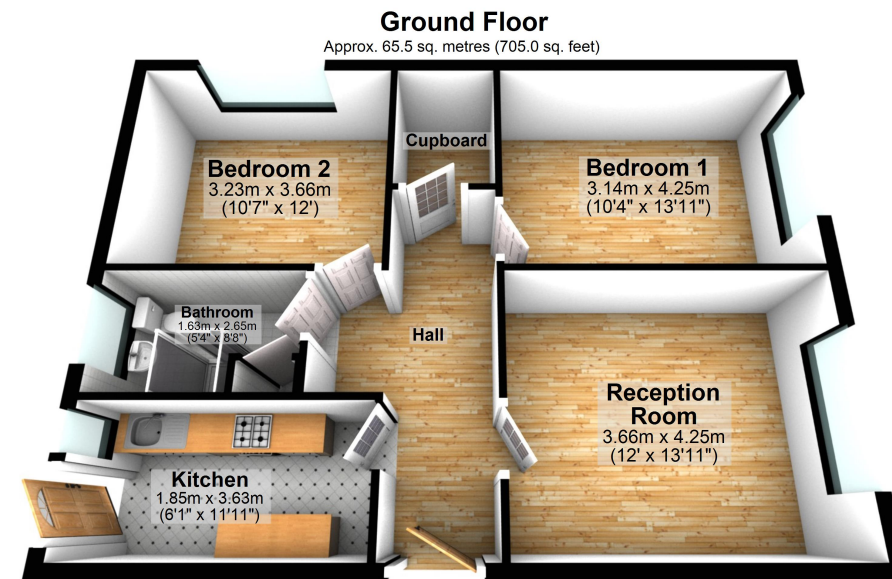
Location of any property is important, and this is a fantastic place to live due to transport links being so easily accessible and brilliant schools nearby. Woodgrange Park is 5 minutes' walk away and provides Suffragette Line (Overground) access, and Forest Gate station for the Elizabeth Line is under 5 minutes away too and there is an abundance of buses that can be caught close by the property giving good routes throughout the borough.

Schools are easily accessible and nearby you have both primary and secondary schools within walking distance all of which have good Ofsted ratings. This great investment property won't stay for sale long so call now to view!

Lease: Approx 937 Years  
Ground Rent: £12.40 P/A  
Service Charge: £1,500 P/A  
Council Tax Band: B  
Council: Newham  
Maximum Council Tax Fee Payable: £1,443.53

## What the owner says...

This was a fantastic home for over 50 years, we've now refreshed it all so it's ready for a new owner to fall in love with Forest Gate!



Total area: approx. 65.5 sq. metres (705.0 sq. feet)  
Norfolk Street

## Accommodation Ground Floor

### Reception Room

13' 11" x 12' 0" (4.24m x 3.66m)

### Kitchen

11' 11" x 6' 1" (3.63m x 1.85m)

### Bedroom One

13' 11" x 10' 4" (4.24m x 3.15m)

### Bedroom Two

12' 0" x 10' 7" (3.66m x 3.23m)

### Bathroom

8' 8" x 5' 4" (2.64m x 1.63m)

