



Windsor Road, Forest Gate. E7 0QY.

PRICE
£300,000
To
£325,000



Transport Information

Woodgrange Park for the Suffragette Line (Overground) is 0.4 miles away, while Forest Gate Station for the Elizabeth Line is 0.5 miles away.

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.

- 999 Year Lease
- Lateral Living
- One Double Bedroom
- Private Garden
- Large Outbuilding
- Forest Gate Village



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.



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Guide Price: £300,000 to £325,000 F/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.

We are delighted to exclusively market this one-bedroom ground-floor conversion flat.

Centrally located in Forest Gate on one of the most prestigious roads in the area is this flat comprising of a large double bedroom with built-in storage, separate reception and kitchen, shower room, and with a lean-to which is currently being used as a utility area and private paved garden to the rear of the property. You also have access to a brick built outbuilding, in the garden, plus additionally you have a large shared basement to help optimise your storage space throughout the whole property.

Transport links are excellent, whether you travel by road, rail, or bus. The property is located between Forest Gate and Manor Park station which both have access to the Elizabeth Line, as well as the Suffragette Line (Overground) at Woodgrange Park, in which all stations are under 0.5 miles away.

The property lends itself perfectly for the opportunity for rental investments or to buy to live in. The property has been kept in good condition by the current owner and is a perfect purchase for both investors, those looking for their forever homes and first-time buyers!

Council Tax Band: B
Council: Newham
Maximum Council Tax Fee Payable: £1,443.53

What the owner says...

Having lived here for over 20 years, it's been a great home to me. The other owners are all great, and this is the best road in the area!



Total area: approx. 50.0 sq. metres (537.8 sq. feet)
Windsor Road, Forest Gate

Accommodation Ground Floor

Reception Room

12' 6" x 11' 11" (3.81m x 3.63m)

Bedroom

10' 4" x 8' 8" (3.15m x 2.64m)

Kitchen

8' 5" x 8' 5" (2.57m x 2.57m)

Lean-To

13' 3" x 5' 5" (4.04m x 1.65m)

Bathroom

6' 10" x 5' 0" (2.08m x 1.52m)

Garden

19' 1" (5.82m)

Basement

20' 0" x 5' 7" (6.10m x 1.70m)