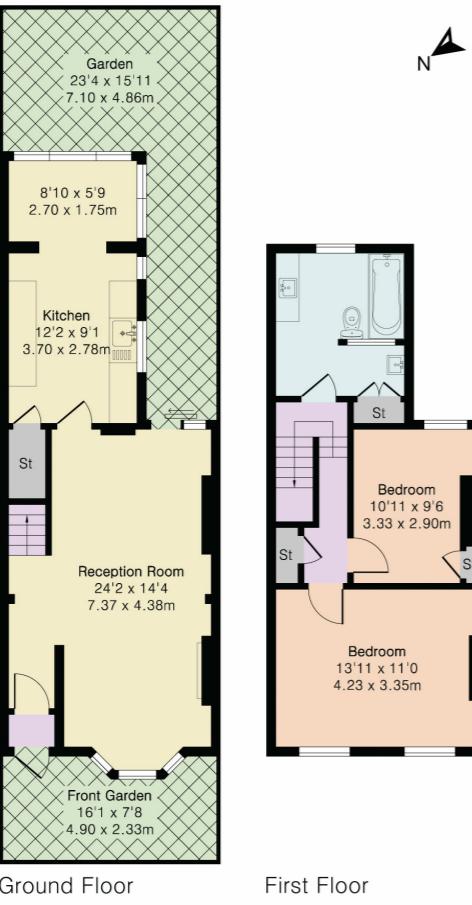
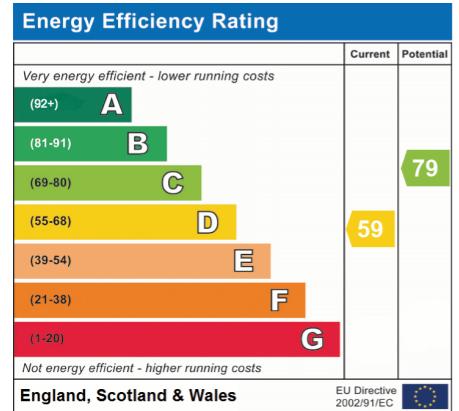


Approximate Gross Internal Area 944 sq ft - 88 sq m  
 Ground Floor Area 506 sq ft - 47 sq m  
 First Floor Area 438 sq ft - 41 sq m



#### PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



**Disclaimer:**  
 Note all information is supplied in good faith and for identification purposes only. All properties are offered subject to contract and no guarantee is given as to the accuracy of any information contained herein and no part of these details is to be relied upon or used in any contract. Photographs are for illustration only and may depict items which are not included in the sale of the property. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so are unable to verify they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor and or surveyor. The tenure of the property is based on information supplied by the seller. The agent has not had sight of the title documents.

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**DABORA CONWAY**  
 YOUR PROPERTY EXPERT

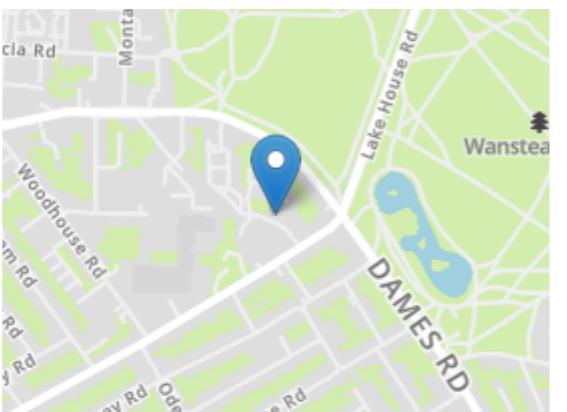
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LONDON E11

£550,000 Freehold



**DABORA CONWAY**  
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This two bedroom Victorian terraced house is located close to Wanstead Flats and benefits from having a through lounge, extended kitchen, gas central heating and large first floor bathroom. Forest Gate Elizabeth Line Station is under a mile from the property and is offered CHAIN FREE

VICTORIAN TERRACED HOUSE

TWO BEDROOM

THROUGH LOUNGE

EXTENDED KITCHEN

GAS CENTRAL HEATING

LARGE FIRST FLOOR BATHROOM

COUNCIL TAX D

ENERGY PERFORMANCE RATING D

# 98 Cobbold Road, LONDON E113NS

