



Latimer Road, Forest Gate. E7 0LQ.

PRICE
£400,000
To
£425,000



Transport Information

0.4 Miles to Wanstead Park Station for the Suffragette Line, and 0.5 Miles to Forest Gate Station for the Elizabeth Line with a plethora of bus routes nearby.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

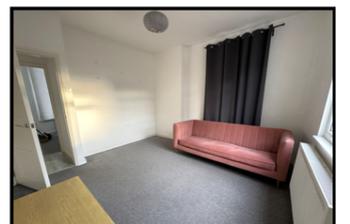
These particulars are only a general outline for the guidance of intending purchasers or lessees and do not constitute in whole or in part an offer or a Contract. Reasonable endeavours have been made to ensure that the information given in these particulars is materially correct but any intending purchaser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

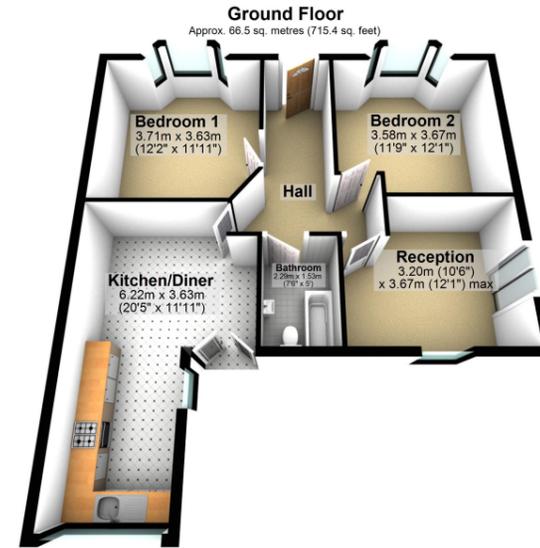
What's next?

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.

- Ground Floor Maisonette
- Double Fronted Period Home
- Two Double Bedrooms
- Kitchen / Diner
- Private Rear Garden
- Share Of Freehold
- Chain Free





Total area: approx. 66.5 sq. metres (715.4 sq. feet)
Latimer Road

Accommodation

Kitchen / Diner

11' 11" > 20' 5" x 10' 2" (3.63m > 6.22m x 3.10m)

Lounge

12' 2" x 11' 10" (3.71m x 3.61m)

Bedroom One

12' 11" x 11' 10" (3.94m x 3.61m)

Bedroom Two

11' 11" x 11' 7" (3.63m x 3.53m)

Bathroom

7' 6" x 5' 0" (2.29m x 1.52m)

Courtyard

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Guide Price: £400,000 to £425,000 Share of Freehold

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.

Period Home with "Original Features"! This ground floor, double-fronted, conversion maisonette won't fail to impress on size and possibilities.

This property is an ideal starter family home and is a real eye opener from the moment you see it. The property consists of two generous double bedrooms which are to the front of the property, making the most of the bay windows, then at the rear is the lounge, family bathroom and a large, bright L-shaped kitchen / diner. This leads out to the private courtyard which is a great suntrap and ideal for a quiet morning coffee.

The area itself is a conservation area and is highly sought after by growing families and alike, due to the wide-open space that can be found at the Beautiful Wanstead Flats, there is also a horse-riding stable not far away from the house, and the horses can be ridden out over the flats.

There are excellent transport links by the property with Forest Gate station being only a 10 minutes' walk with fast, direct access to central London and Heathrow on the Elizabeth line. Also nearby is Wanstead Park station which is on the Suffragette overground line and gives direct access to north London. City Airport is only a short taxi-ride and will give access to Europe and beyond. The Wood Grange estate is served by an extensive network of traffic-free cycle routes. It is possible to cycle to central London without going in traffic.

Road links are especially good as the A12, A406 and M11 are all only short drives away and there are excellent schools in the area, all within an easy and short walk away.

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

What the owner says...

This home has so many great possibilities and you could change the layout to suit your family, we loved having everything so close by!

