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**51 Disraeli Road, London, E7 9JR**



**Offers in excess of £775,000**

# 51 Disraeli Road, London, E7 9JR

McDowalls are pleased to present to the market this impressively refurbished three bedroom Victorian semi-detached just a short stroll from Forest Gate Station and open spaces of West Ham Park and Wanstead flats.

The property has had a back to brick refurbishment which has been undertaken to high standards. Whilst its original Victorian features have been lovingly been restored it benefits from modern open plan dining room kitchen and bifold door access to large landscaped garden. Through out it is light, airy and has high ceilings.

You'll have over 1350 square feet of living space to stretch out in behind that striking frontage, with all the benefits of being semi detached - extra peace and quiet, to a wider aspect, to direct side access to your impressive garden. Out here you have an artfully landscaped blend of patio and lawn, with plenty of seating spots.

Despite your peace and seclusion you're never far from the heart of things. Forest Gate station is only a few minutes walk on foot and will get you straight to Liverpool Street in thirteen minutes, putting the City less than a half hour away door to door.

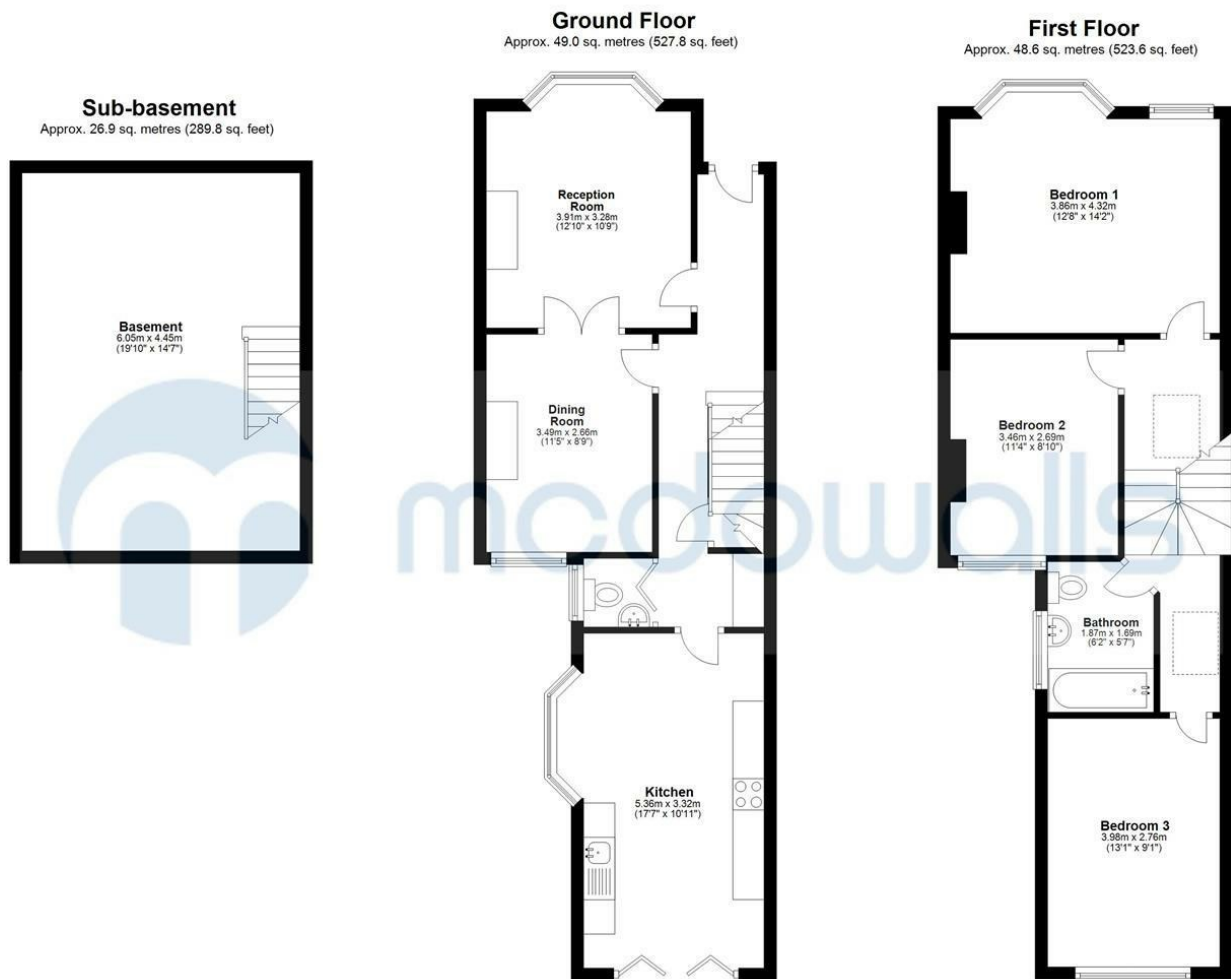
Further the property benefits from proximity to high performing schools and has approval for off street parking from Newham Council.

EPC - C

Council Tax - D (£1550 pa)

### Important Note

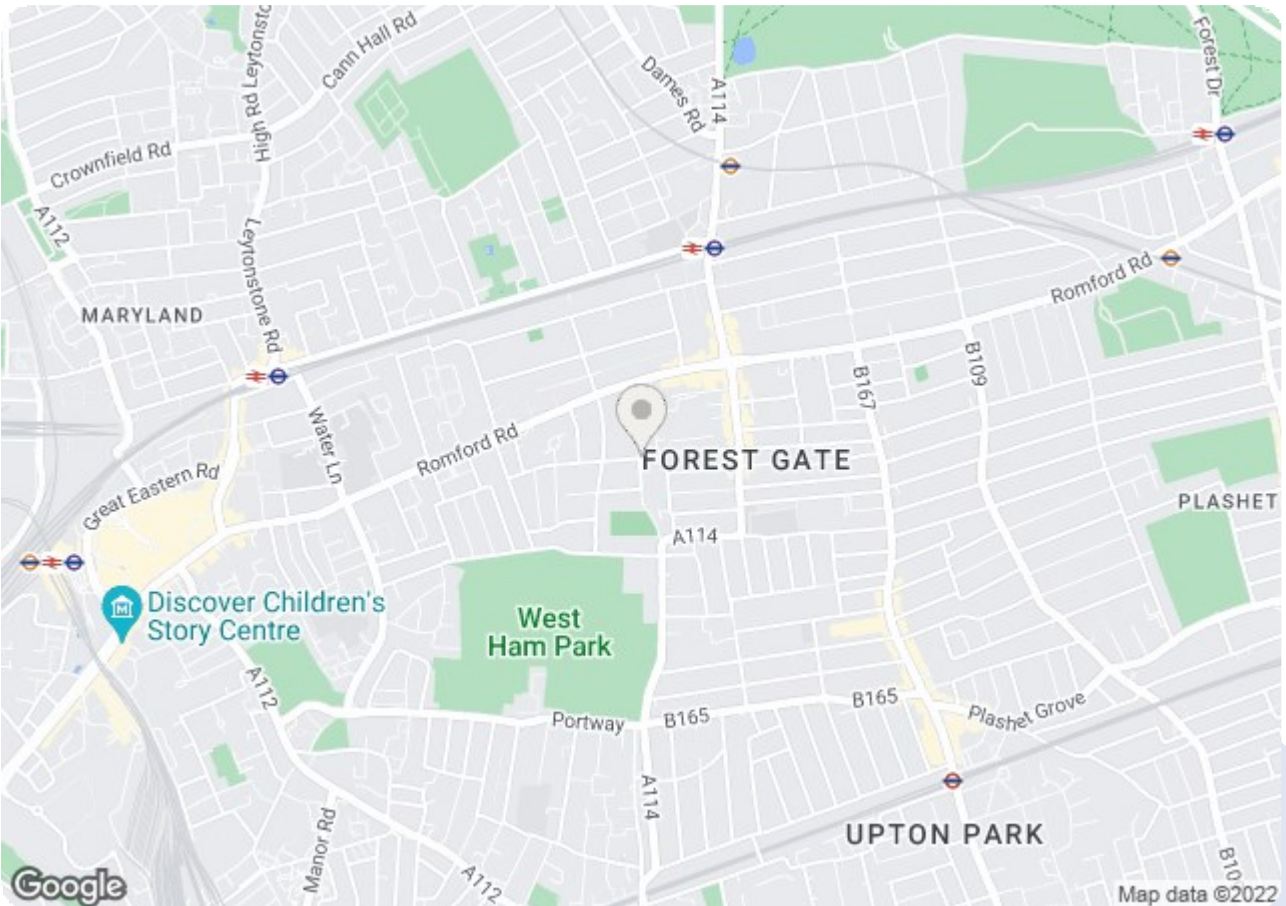
1. These particulars are prepared for guidance purposes only. They are intended to give a fair description of the property, but do not constitute part of an offer or contract.
2. We have been unable to verify certain information in particular none of the services or fixtures and fittings including central heating (where applicable). Electrical wiring appliances have not been tested and no warranties of any kind can be given.
3. The photograph appearing on particulars shows a certain aspect of the property at the time when the photograph was taken and it should not be assumed that the property has not changed since the photograph was taken.




Total area: approx. 124.6 sq. metres (1341.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	