

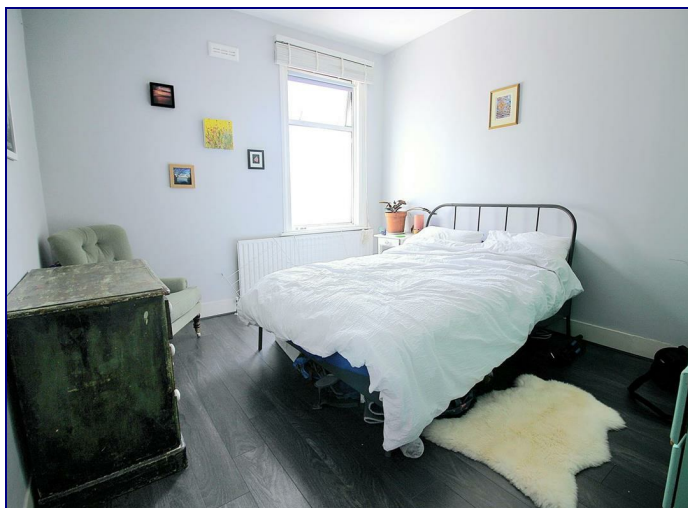


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248 Hoe Street
Walthamstow E17 3AX
Tel: 020 8521 1122

Avenue Road, London, E7 0LD
£1,500 Per Month

Charming, Elegant & Exquisite, this charming two-bedroom first floor conversion property is located in the desirable Avenue Road in E7. Situated in a convenient and sought-after neighbourhood, this home offers a fantastic opportunity for comfortable and hassle-free living. Boasting several key features, including a chain-free sale, share of freehold, and a private 40ft rear garden, this property presents an ideal home for a variety of buyers. One of the standout features of this property is the private 40ft rear garden. Escape the hustle and bustle of city life and unwind in this tranquil outdoor space. Whether you're looking to cultivate a vibrant garden, create a play area for children, or simply enjoy a peaceful retreat, this garden provides endless possibilities. What truly sets this property apart is the loft space, presenting an exciting opportunity for expansion. With the appropriate planning permissions and approvals, you can transform this area into an additional bedroom, a home office, or a cosy lounge area, tailoring it to your specific preferences and lifestyle.



Property Showcases

As you enter the property, you are greeted by a bright and inviting living space, which serves as the heart of the home. The generous proportions of this room provide ample space for both relaxing and entertaining, with large windows allowing natural light to flood in and create an airy atmosphere. The property features two well-appointed bedrooms, perfect for a small family, working professionals, or those seeking a guest room or home office. Each bedroom offers comfortable dimensions and is designed to provide a peaceful retreat for a good night's sleep. The modern kitchen, located adjacent to the living area, is well-equipped with sleek cabinetry and ample countertop space. It offers an ideal setup for culinary enthusiasts, allowing for easy meal preparation and a place to enjoy casual dining. The bathroom features floor-to-ceiling tiles, meticulously arranged to create a seamless and elegant look. The choice of tiles complements the contemporary design, with a harmonious blend of neutral tones that exude sophistication and timeless appeal. The smooth, polished surfaces reflect light, creating an open and airy ambiance that enhances the overall sense of serenity. One of the highlights of this property is the private rear garden. Step outside, and you'll be greeted by a tranquil oasis where you can unwind and enjoy the outdoors in complete privacy. The garden presents an opportunity for gardening enthusiasts to unleash their creativity, while also providing a safe and secure play area for children or a lovely space for alfresco dining.

Location

Situated on the gorgeous tree-lined street of Avenue Road gives a wealth of opportunities when it comes to exploring everything Forest Gate has to offer. A short four minute walk and you will locate Wanstead Flats which is one of the largest open spaces in London, Wanstead Flats offers a beautiful expanse of grassland and woodland. It's perfect for picnics, leisurely walks, and enjoying nature. The property also provides easy access to West Ham Park which is

another green oasis offering peaceful surroundings and well-maintained gardens. It's a great place to relax, take a stroll, or engage in outdoor activities. If you are looking to venture a little further out, Stratford Park is only a nine minute bike ride from your own front door and here you can also continue onto the famous Stratford Shopping Centre that houses Westfield as well as an array of other shops, restaurants, cafes and bars. Forest Gate high street is also only a brisk five minute walk from the property and here you can find a multitude of enterprising independent businesses that will be sure to cater for your every want and desire. Transportation links are also in huge supply, 5 bus stops are all under 0.19 miles from your front door and offer a vast array of travel locations. Wanstead Park and Forest Gate Stations are 0.08 miles and 0.19 miles from the property respectively and grant both underground and over ground transport options. Finally an abundance of nursery, primary & secondary schools are all within a 0.27 mile catchment and offer a good to outstanding Ofsted rating.

Tenure & Council Tax

Tenure: Share Of Freehold
Lease Length:
Ground Rent: £0 pa
Service Charge: £0 pa
Council Tax Band: B
Annual Council Tax Estimate: £1,192 pa

Entrance Hall
2'7" x 14'1"+5'4" x 13'8" (0.81 x 4.31+1.63 x 4.18)
U shaped stairs to first floor landing, single glazed window and door to front aspect.

First Floor Landing
17'7" x 2'8" (5.38 x 0.82)
Double glazed window to side aspect, single radiator, laminate flooring.

Reception Room
13'9" x 12'1" (4.20 x 3.70)
Two double glazed opaque window to front aspect, double radiator, laminate flooring, power points, phone and TV aerial point.

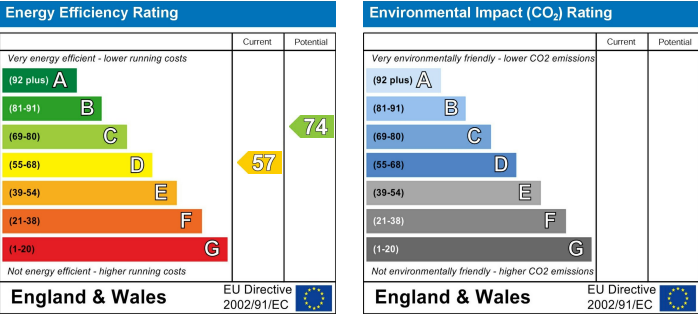
Kitchen
8'7" x 10'7" (2.63 x 3.25)
Double glazed window to side aspect, tiled flooring and walls with tiled splash backs, range of base & wall units with flat top work surfaces, integrated cooker with electric oven and electric hob, chimney extractor extractor with hood, sink with drainer unit, space for fridge/freezer, plumbing for washing machine, spotlights and power points.

Bedroom One
12'0" x 10'9" (3.68 x 3.28)
Double glazed window to rear aspect, single radiator, laminate flooring, power points, TV aerial and phone point.

Bedroom Two
3'7" x 15'3" (1.11 x 4.66)
Double glazed window to front & rear aspect, single radiator, laminate flooring, power points, TV aerial and phone point.

Bathroom
5'1" x 10'3" (1.55 x 3.13)
Double glazed opaque window to rear aspect, tiled walls and flooring, single radiator, panel enclosed bath with mixer tap & thermostatically controlled shower, hand wash basin with mixer tap and vanity under, low level flush w/c.

Garden
39'1" x 9'5" (11.92 x 2.89)
With plants and shrub borders, fence panels, brick build shed.







GROUND FLOOR
3.5 sq.m. (37 sq.ft.) approx.

FIRST FLOOR
60.0 sq.m. (646 sq.ft.) approx.



TOTAL FLOOR AREA : 58.0 sq.m. (624 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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