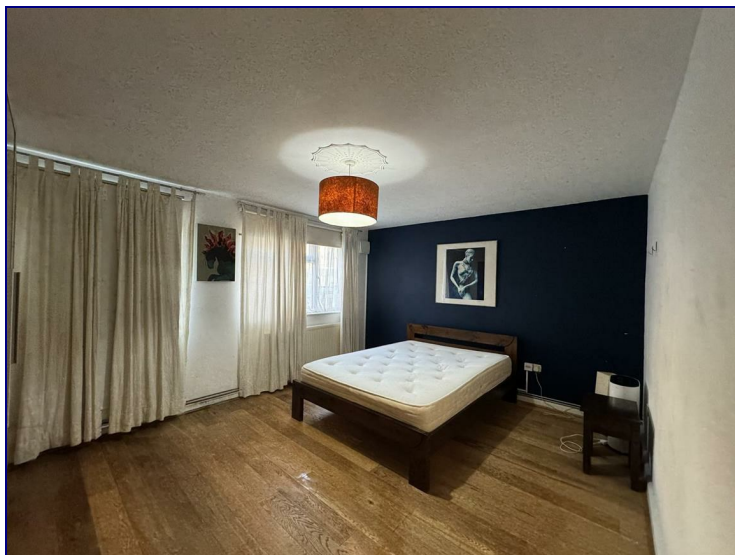




www.kings-group.net

488 Bethnal Green Road
London E2 0EA
Tel: 0207 613 2121

Richmond Road, London, E7 0PA



£1,650 Per Month

Situated within the ever popular Wood Grange Estate we are proud to market this newly refurbished high spec 1 double bedroom GROUND FLOOR purpose built flat. In brief the property comprises of a modern fitted kitchen with appliances, a good sized reception room, A double bedrooms and a beautifully fitted modern bathroom. The property has grey laminated flooring throughout as well as double glazing windows. It would be perfect for families or professional sharers.

The location is perfect- Situated close to Woodgrange Road in the popular Woodgrange Estate, the property comes under the Aldersbrook Conservation Area. The property is close to nineteen primary/secondary schools all within a one-mile radius, all rated good or better by Ofsted including the Outstanding Forest Gate Community School.

Forest Gate station is a 5 minute walk away and will get you into Liverpool Street within thirteen minutes. With the arrival of Crossrail expect journey times to reduce further. Also Wanstead Overground station is approximately a 9 minute walk away being only 0.5 miles away.



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

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

