

## Stracey Road, Forest Gate, London, E7

Offers In Excess Of £500,000

Freehold

**FOR SALE**

2 1 2

- 2 Double bedroom, Victorian terraced house
- 2 Reception rooms
- Double glazing & gas central heating
- Wanstead Park Overground station: 2 min walk
- Forest Gate Crossrail station: 10 min walk
- Close to Wanstead Flats Common
- Council tax band: C
- EPC Rating: D (60)
- Rear garden: approx. 27'11 x 13'7 with Annex/studio
- Internal: 1068 Sq ft (99 Sq m)

A property with lots of space, lots of light and lots of potential.

As it stands, it's a home in need of some love, but with 2 double bedrooms, 2 reception rooms and an outside studio space with shower room, there's lots of home to work with.

The kitchen is in good shape with modern units and plenty of storage, and the reception rooms are large, one with an overhead skylight creating an ideal home office or study space, gently separated from the lounge.

The garden is mostly made up of the studio/annex, but with minimal attention the side return and the area to the extra room, could look good.

Someone with vision could come into this property and make it into a really special family home, it's a great opportunity.

Forest Gate is an area brimming with history and community, with an excellent local market, cafes, restaurants and pubs within walking distance: Familia, Corner Kitchen, The Forest Tavern and Arch Rivals are a few favourites. There's a variety of local schools nearby and easy transport links from Wanstead Park Overground station and also Forest Gate which is Crossrail. One of the many benefits of Forest Gate is the easy access to miles of natural green space at Wanstead Flats.

A home with bags of potential in a great area. Shall we take a look?

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## DIMENSIONS

### Entrance

Via front door leading into:

### Entrance

### Rear Patio Garden

27'11 x 13'7

Access to:

### Annex/Studio

9'0 x 2'6

Door to:

### Shower Room

9'0 x 2'6

### Additional Information:

Tenure: Freehold

Local Authority: London Borough Of Newham

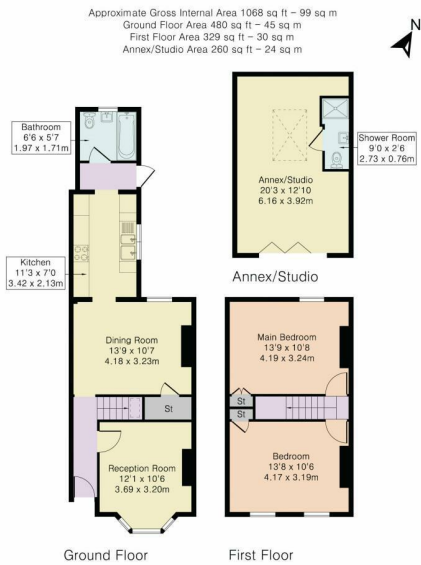
Council Tax Band: C

Annual Council Tax Estimate: £1,362.01 per annum.

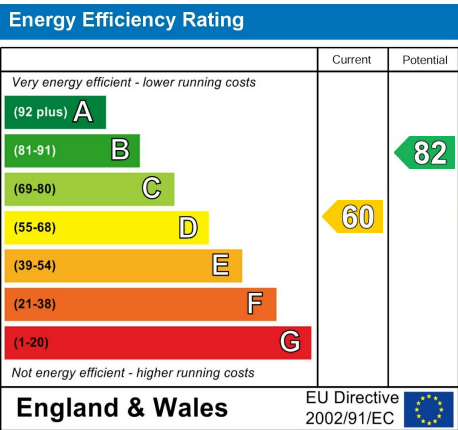
### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN



## EPC RATING



## MAP

