



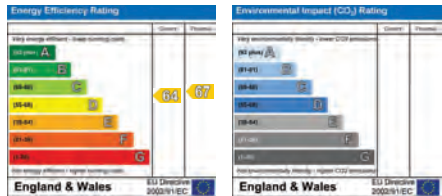
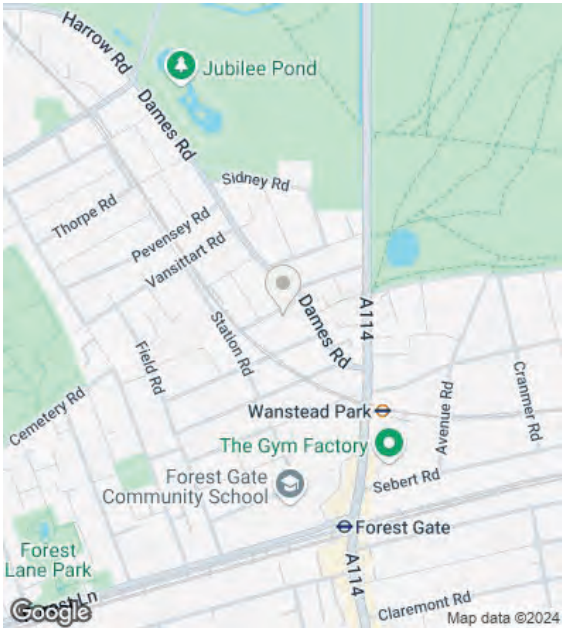
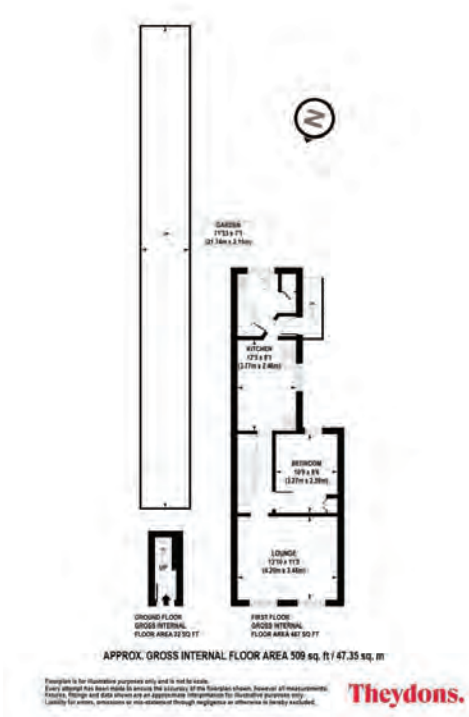
Strode Road, Forest Gate E7  
Guide Price £350,000 Leasehold

Stunning Chain-Free One-Bedroom First-Floor Flat with Large Garden

Guide Price £350,000 - £365,000

Nestled just off Dames Road, this beautifully presented one-bedroom first-floor flat offers the perfect blend of modern living. Boasting a generous rear garden, this home is a rare find, ideally situated within walking distance of popular local amenities, Wanstead Park Overground and Forest Gate station, home to the Elizabeth Line. The expansive Wanstead Flats and tranquil Jubilee Pond are just a leisurely stroll away, providing a picturesque escape from the bustle of city life.

- Offered chain free
- Spacious lounge
- Fitted kitchen incl. oven & hob
- Built-in filtered water tap in kitchen
- Elegant bathroom suite
- Heated bathroom floor
- Staircase access to rear garden
- Double glazing
- Gas central heating
- Close to independent shops, cafes & restaurants



(All measurements are approximate sizes and are given as a guide only as obstacles may have prevented accuracy)

All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Planning & building regulations details for any works carried out on the property should be specifically verified by the purchasers' solicitor before proceeding with the purchase.

"These sales particulars have been prepared by Theydons upon the instruction of the vendor(s) and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Services, fittings and equipment referred to within the sales particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the prospective buyers(s) must make their own enquiries regarding such matters"

Arrange a viewing  
020 3972 2001

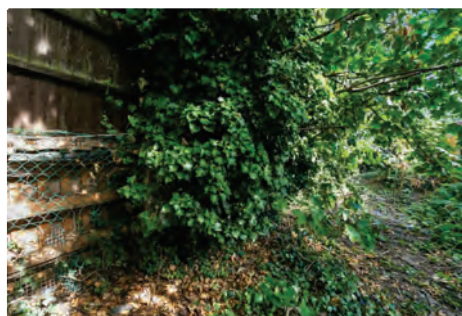
20 Church Lane, Leytonstone, London, E11 1HG

Tel: 020 3972 2001 | Email: hello@theydons.com

www.theydons.com







## Residing here:

Nestled just off Dames Road, this beautifully presented one-bedroom first-floor flat offers the perfect blend of modern living. Boasting a generous rear garden, this home is a rare find, ideally situated within walking distance of popular local amenities, Wanstead Park Overground and Forest Gate Station, home to the Elizabeth Line. The expansive Wanstead Flats and tranquil Jubilee Pond are just a leisurely stroll away, providing a picturesque escape from the bustle of city life.

Upon arrival, you'll be welcomed through a communal entrance leading to your private front door, which opens into an inner staircase. Ascend to the charming split-level landing, complete with balustrade and spindles, setting the tone for the rest of the home.

The bright and airy lounge, located at the front of the property, offers a warm and inviting space to relax. Just behind, the well-appointed bedroom features a fitted wardrobe, providing storage while maintaining the room's spacious feel.

At the rear, the thoughtfully designed kitchen is equipped with a range of fitted units, a built-in oven and hob with an extractor hood, built-in filtered water tap and integrated spot lighting, making it a delight for home cooks. There's even space for a cozy dining table, perfect for enjoying your culinary creations.

Adjacent to the kitchen, a small lobby area leads to the exquisite bathroom and the garden staircase. The bathroom with heated floor is a true highlight, featuring a roll-top style bath with both rainfall and handheld showerheads, a glass shower screen, and a beautifully tiled surround. A matching period washbasin and WC, along with a heated towel rail, add to the room's timeless elegance.

The rear garden, approximately 70 feet in length, is accessed via the lobby and staircase. This outdoor haven offers endless possibilities for gardening enthusiasts, with ample space to cultivate your own oasis.

## In addition:

Moments from the popular Forest Gate Arches, hosting the likes of Wild Goose Bakery, Ramble Café, Fiore Truck Italian, Pretty Decent Beer Co & Joyau wine bar.

Transport links into Westfield Stratford City, The Queen Elizabeth Olympic Park & East Village

Road links incl. A12, A406 & M11

Close proximity to open green spaces

Lease: 189 years from December 1980

Ground Rent: £ Nil

Service Charge: None

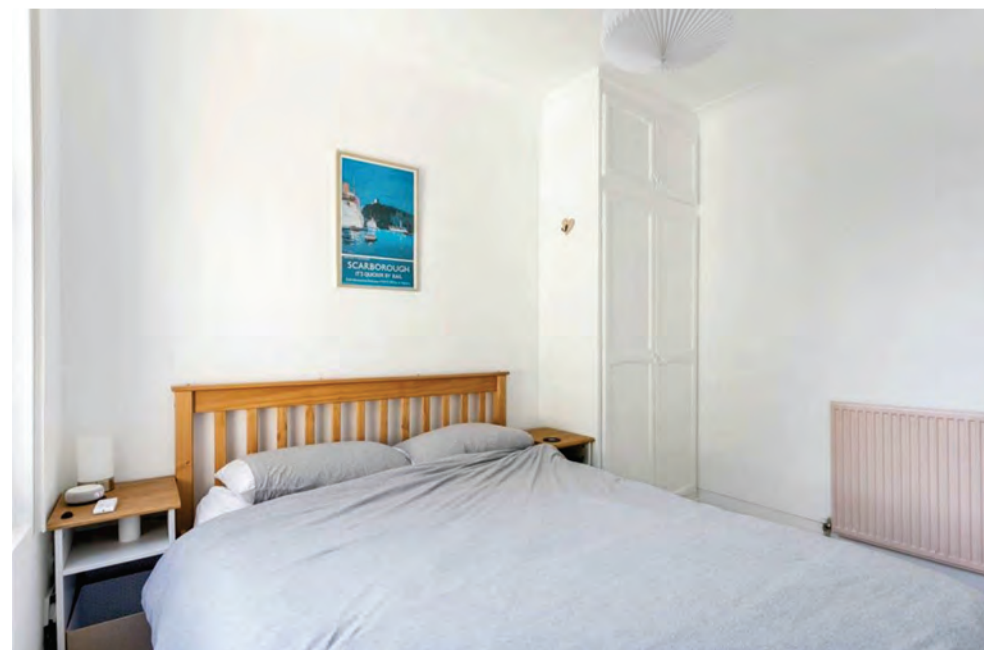
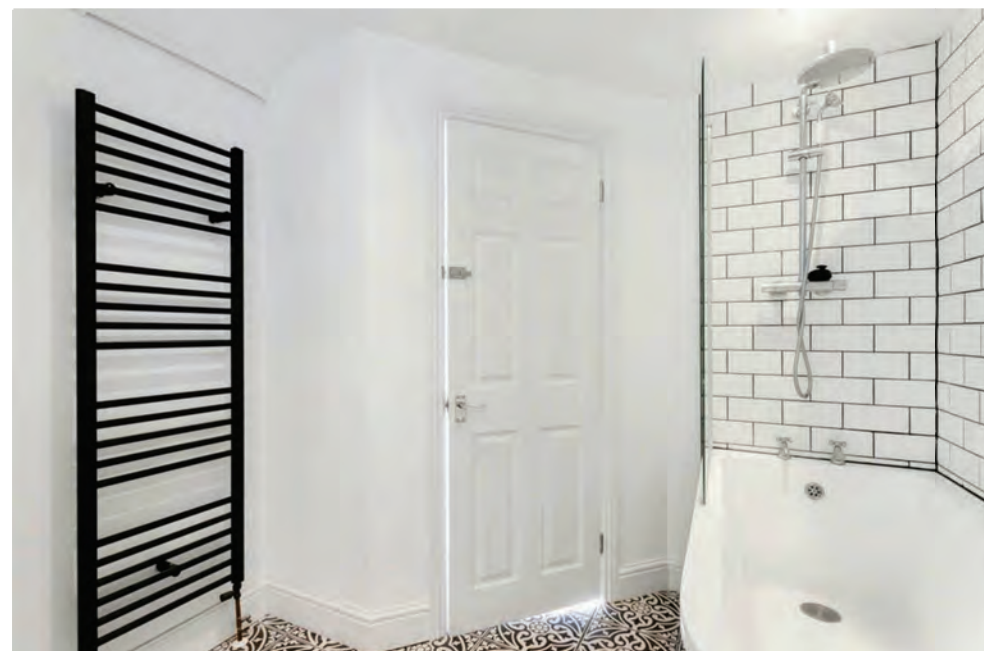
Council Tax Band: B



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Lounge  
13'10 x 11'5

Bedroom  
10'9 x 8'6

Fitted Kitchen  
15'5 x 8'1

Attractive Bathroom Suite

Rear Garden  
71' approx

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