

WILKINSON

Estate Agents, Sales, Lettings & Property Management



Ardisia Mews **London, E7 9FH** **Price £96,250**

Set in the heart of Forest Gate, within a highly desirable newly built development sits this unique and high-specification one bedroom apartment offering modern luxury and views over East London.

Upon entering the apartment, you are welcomed into a spacious hallway providing access to all rooms, along with the added benefit of two useful storage cupboards. The open-plan living, kitchen and dining area has been finished to a lovely standard, featuring hardwood flooring, a modern whitewashed colour scheme and plenty of natural light from the dual-aspect windows. A door also provides access to the private balcony, making this an ideal space for both relaxing and entertaining. The kitchen is fitted with modern grey cabinetry at eye and base level, an integrated fridge freezer, oven and electric hob, with ample space for both living and dining furniture. The bedroom is a generous double room, offering plenty of space for additional furnishings and benefiting from a built-in wardrobe and a good amount of natural light. The bathroom is finished to an excellent standard, featuring tiled flooring, partially tiled walls, a modern vanity unit with wash basin, low-level WC and a panelled bath with shower attachment.

Fernfield Court is ideally located just moments from Forest Gate's Elizabeth Line station, providing swift access to Liverpool Street in just 14 minutes, as well as Wanstead Park station. In addition to excellent transport links, the area boasts a wealth of amenities, including popular cafes, bars, and restaurants such as The Golden Fleece, Pretty Decent Beer Co, Cider House E7, and The Holly Tree. Nearby community hubs like Forest Gate Works, Forest Gate Community Garden and The Reformery Pilates further enhance the vibrant local lifestyle. The property is also within the catchment area for the well-regarded Woodgrange Infant School and Godwin Junior School.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO2 emissions		
(92 plus) A		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC





Third Floor
Approximate Gross Internal Area
660 sq ft (61 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photosharing.co.uk

WILKINSON
ESTATE AGENTS, SALES, LETTINGS & PROPERTY MANAGEMENT

