WILKINSON

Estate Agents, Sales, Lettings & Property Management



44b Sebert Road

London, E7 0NQ

Offers in excess of £375,000

Situated in the heart of the sought-after Village Area, within close proximity to the high street, local amenities and the Elizabeth Line, is this spacious two-bedroom first-floor flat, presented to a high standard throughout.

Upon entering, a well-maintained communal area provides access to the property, with stairs leading to the first-floor landing. The split-level landing offers access to all rooms. Positioned at the front of the property is a spacious reception room, featuring attractive hardwood flooring, dual-aspect windows allowing an abundance of natural light to fill the room, and tasteful décor throughout. The main double bedroom is located to the rear and benefits from a rear-facing window, grey carpeting and neutral whitewashed walls, creating a bright and airy feel. There is also ample space for wardrobes and additional bedroom furniture. The second bedroom, currently utilised as a home office, offers space to accommodate a single bed and further furniture, with a side-facing window and matching grey carpeting. The kitchen is situated to the rear and has been finished to a great standard, featuring stylish white wall and base units, wooden work surfaces, an oven with induction hob and freestanding appliances, including a washing machine. Completing the accommodation is a modern bathroom, fitted with part-tiled walls, an opaque side-facing window, a panelled bath with shower attachment, wash hand basin and low-level WC.

Further benefits include no onward chain and a long lease remaining, making this an excellent opportunity for both first-time buyers and investors alike.

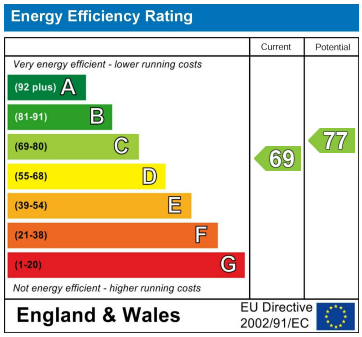
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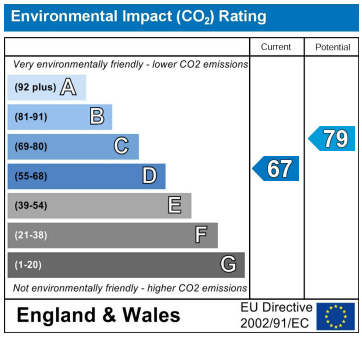
Sebert Road is ideally located just moments from Forest Gate's Elizabeth Line station, providing swift access to Liverpool Street in just 14 minutes, as well as Wanstead Park station. In addition to excellent transport links, the area boasts a wealth of amenities, including popular cafes, bars, and restaurants 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.

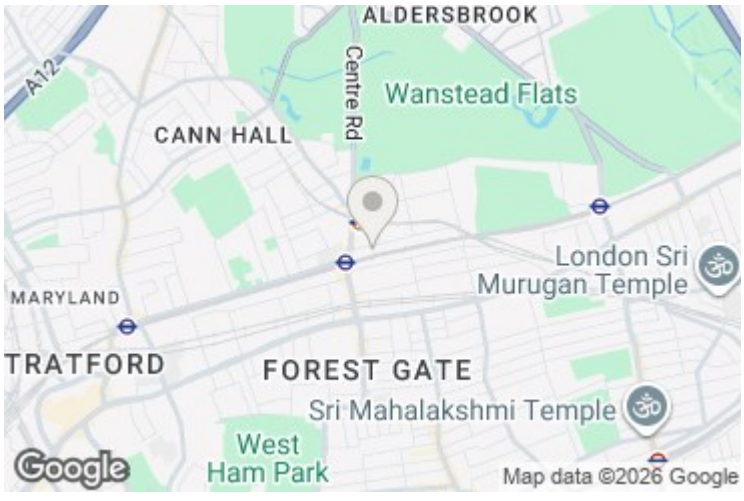
Viewings will be taking place on Saturday 21st November from 10:00 to 12:00, please call to arrange an appointment.

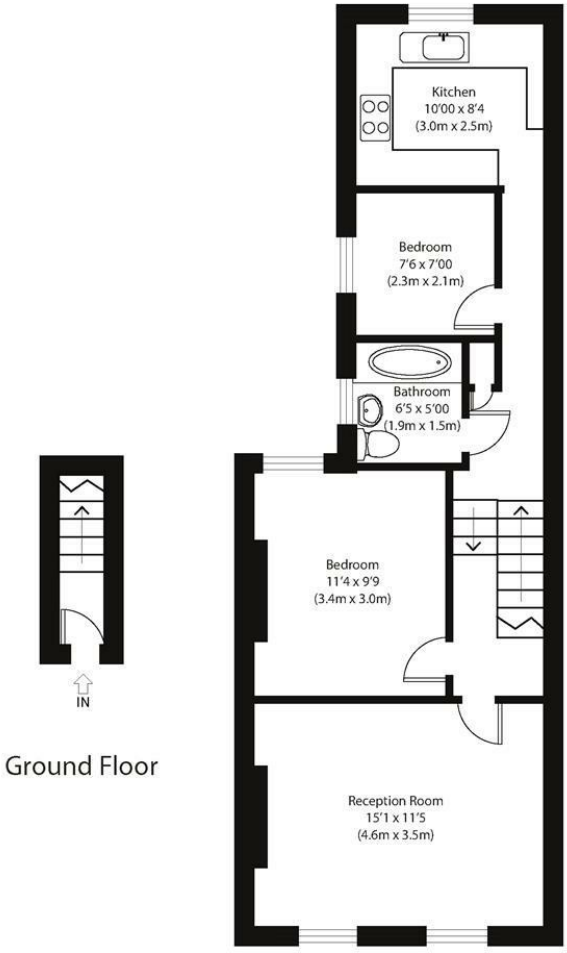
Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991
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Approximate Gross Internal Area
590 sq ft (55 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.
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