

WILKINSON

Estate Agents, Sales, Lettings & Property Management



Flat 4 Capel Road, London

E7 0JA

£1,100 Per month

Set on Capel Road within the ever-popular 'Village Area' of Forest Gate is this bright and airy flat. Having been recently decorated with newly laid carpets throughout and boasting a great amount of living accommodation, this property comprises of: spacious living room/dining room, fitted kitchen, fitted bathroom, one double bedroom and a balcony with view's overlooking Wanstead Flats Common. Capel Point benefits from the following: being conveniently located within five minutes walking distance from transport links such as Forest Gate (future Crossrail) and Wanstead Park (overground) train stations, a stone's throw away from many great cafes' bars' and restaurants within the train arches of Winchelsea Road and Avenue Road, as well as having the green open spaces of Wanstead Flats Common on its doorstep.

Available Now, Un-Furnished

- Sole Agents -



Ground Floor

Communal Entrance

Communal entrance, access via telephone entry system, door giving access to flat.

Hallway

Entrance via glass panelled door, wood-style flooring, three storage cupboards one housing gas and electric meters, radiator.

Living/Dining Room

13'9 x 9'8 (4.19m x 2.95m)

Double glazed window to rear, radiator, carpeted, access to bedroom and door leading to balcony.

Bedroom

7'11 x 9'7 (2.41m x 2.92m)

Double glazed window to side, carpeted, radiator.

Fitted Kitchen

11'1 x 7'5 (3.38m x 2.26m)

Double glazed window to rear, tiled floor, part tiled walls, oven with gas hob and extractor hood, stainless steel sink unit with drainer, units at eye and base level, roll top work surface, freestanding washing machine and fridge freezer, wall mounted combi boiler, radiator.

Bathroom

11'1 x 4'10 at widest (3.38m x 1.47m at widest)

Double glazed opaque window to rear, tiled floor, part tiled walls, low-level W/C, hand wash basin, panelled bath with shower attachment and curtain, radiator.

Exterior

Balcony

13'0 (3.96m)

Approximately 13ft in length, wood-style flooring, cast iron element guard, views overlooking Wanstead Flats Common.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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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.

