

WILKINSON

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13a Sebert Road London, E7 0NG £1,650 Per month

Situated in the 'Village Area' is this spacious ground floor Victorian Conversion flat, with light and airy rooms throughout this property comprises of: two double bedrooms, large living room, fitted kitchen/dining room, fitted bathroom, large cellar and a 40ft rear garden. Sebert Road is within very close proximity from fantastic transport links such as both Forest Gate (future Crossrail) and Wanstead Park Train Stations, a stones throw away from the open green spaces of Wanstead Flats Common and is set within the catchment area for both Godwin Junior School and Woodgrange Infant School.

Available From 13th February 2023.

-Sole Agents-

13a Sebert Road, London, E7 0NG

Interior

Entrance Hall

Wood paneled door with glass panel, communal hallway leading to ground floor flat.

Hallway

Laminate flooring, skirting, access to: bedrooms one and two, reception/dining room/kitchen, and large cellar.

Living Room/Dining Room/Kitchen

9'11 x 12 (into alcove) (3.02m x 3.66m (into alcove))

Double glazed bay window to side, laminate flooring, skirting, radiator.

Kitchen Area: Tiled floor, part tiled walls, roll top work surface, stainless steel sink unit with mixer tap and drainer, oven with gas hob and extractor hood, units at base level, access to rear garden.

Bedroom One

13'1 x 11'6 (into alcove) (3.99m x 3.51m (into alcove))

Double glazed bay window to front, laminate flooring, skirting, radiator.

Bedroom Two

11'1 x 11'4 (into alcove) (3.38m x 3.45m (into alcove))

Double glazed door to rear giving access to rear garden, laminate flooring, skirting, two radiators.

Bathroom

9'5 x 4'6 (2.87m x 1.37m)

Double glazed window to rear, wood panelled bath with shower attachment, vanity hand wash basin with mixer tap, shelving, wall mounted mirror, low level W/C, tiled walls and floor, radiator.

Cellar

16'8 x 10'10 (5.08m x 3.30m)

Ceiling height: 5'8, storage area, ceiling spot lights, skirting, radiator.

Exterior

Shared Rear Garden

40' (12.19m)

Approximately 40ft, flower beds to side, pebbled side return, patio area, brick wall surround.

Property Disclaimer

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