

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**213 Ramsay Road, London**

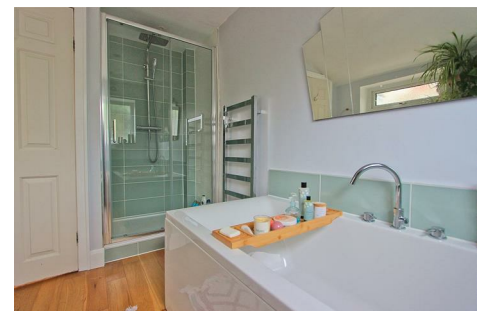
**E7 9ES**

**£2,150 Per month**

Situated in the ever-popular 'Lanes Area' of Forest Gate is this well-presented modern family home. This property has been finished to a lovely standard and boasts a fantastic amount of living space with bright and airy rooms throughout. Comprising of: living room, fitted kitchen/diner, two double bedrooms, ground floor family bathroom with walk-in shower cubicle, lean to ideal for storage or potential office space and a 25ft rear garden. Ramsay Road benefits from being within walking distance from Wanstead Park and Forest Gate (Elizabeth Line) train stations, a stone's throw away from the green open spaces of Wanstead Flats Common, as well as having an array of great cafes, bars and bakeries in the railway arches of Winchelsea Road only a short walk away.

Available after 22nd January 2025, Part-Furnished (Please see photos for items of furniture and enquire via email).

-Sole Agents-





## Ground Floor

### Hallway

Porch: entrance via double glazed door, double glazed opaque window to front. access to living room.

### Living Room

**16'0 into bay x 12'0 (4.88m into bay x 3.66m)**

Double glazed bay window to front, hardwood floor, radiator, access to; kitchen and first floor.

### Kitchen

**8'7 x 12'4 (2.62m x 3.76m)**

Double glazed window to rear, hardwood floor, part tiled wall, roll top work surface, butler sink, integrated oven with gas hob and extractor hood, freestanding fridge freezer, cupboard housing combi boiler.

### Fitted Bathroom

**10'9 x 6'9 (3.28m x 2.06m)**

Double glazed opaque windows to side and rear, tiled floor, tiled walls, freestanding bath with mixer tap and shower attachment, low-level W/C, hand wash basin, walk-in shower cubicle, chrome heated towel rail, extractor fan.

### Utility

Door giving access to rear garden, tiled floor, plumbing for washing machine and tumble dryer.

## First Floor

### Landing

Hard wood floor, access to bedrooms one and two.

### Bedroom One

**10'11 x 12'2 (3.33m x 3.71m)**

Double glazed window to front, hard wood floor, radiator, built in shelving over stairs.

### Bedroom Two

**9'3 x 12'4 (2.82m x 3.76m)**

Double glazed window to rear, hardwood floor, radiator, built-in shelving over stairs.

## Exterior

## Rear Garden

**25'0 (7.62m)**

Approximately 25ft, paved, mature shrubs, storage shed, fence surround.

## Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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