

WILKINSON

Estate Agents, Sales, Lettings & Property Management



26 Ismailia Road
London, E7 9PH
Offers in excess of £300,000

Situated in Forest Gate south is this larger than average ground-floor flat providing an excellent opportunity for homeowners and investors alike.

Entering through your private front door you are welcomed into a spacious hallway providing access to all rooms. The generously sized living room boasts a large bay window, filling the space with an abundance of natural light. The bright and airy double bedroom offers ample wardrobe space and features a rear-facing window. At the rear of the property, the fitted kitchen opens into a conservatory providing access to the shared rear garden. The bathroom, also located at the rear, is equipped with a panelled bath and shower attachment, W/C, tiled walls and flooring. The garden, measuring approximately 27'0" in length and 12'7" in width, is designed for ease with paving, flower beds, mature shrubs, and a fenced boundary. A standout benefit of this property is its peppercorn ground rent and service charge, along with a long lease of 160 years remaining.

Ismailia Road is conveniently located near numerous amenities, including Upton Park Station (District Line) and Forest Gate's Elizabeth Line (offering access to Liverpool Street in just 14 minutes). The area boasts excellent transport links and a vibrant array of cafes, bars, restaurants, and community hubs. Highlights include the Wild Goose Bakery for fresh bread and pastries, E7 Movement for yoga and fitness classes, and the Can Club kids' playzone and café. Additionally, Pretty Decent Beer Co., Fiore's delicious pasta and pizza, and The Holly Tree, named one of the 50 best pubs in London by Time Out, are all just a short walk away. The large green expanse of West Ham Park and Wanstead Flats is also nearby, providing a perfect retreat for outdoor activities.

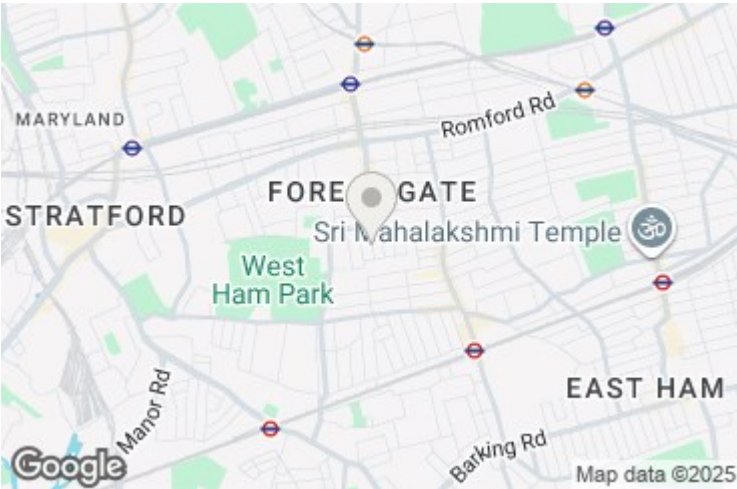
Property Disclaimer

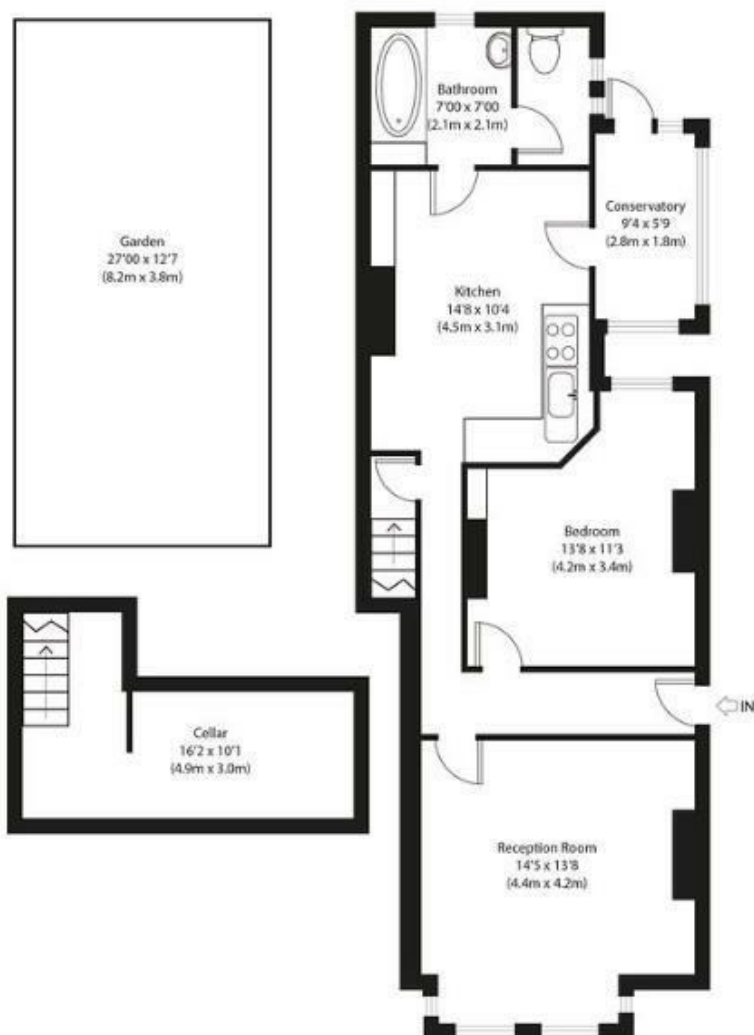
THE PROPERTY MISDESCRIPTION ACT 1991

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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





Ground Floor

Approximate Gross Internal Area
775 sq ft (72 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 advisor should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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