



**14A St. Georges Square
London, E7 8HW
Offers over £360,000**

Set in Forest Gate South is this well presented bright and airy Victorian conversion first floor flat.

The property benefits from its unique self-contained entrance, leading into a well-maintained hallway with access to the rear garden and stairs ascending to the first floor. The garden, which has been divided, provides this property with approximately 25'0 feet of private outdoor space. It features a low-maintenance paved area, perfect for outdoor dining, along with flower beds, shrubs, and a fenced surround for added privacy.

Ascending to the first-floor landing, you'll find access to all rooms. The spacious sitting/dining room boasts original hardwood flooring and two large double-glazed windows, allowing plenty of natural light to flood the space. Both bedrooms are generously sized, accommodating a double bed and wardrobe space, one featuring original hardwood flooring and the other carpeted for added comfort. The galley kitchen is fitted with wooden eye and base-level units, an oven with a gas hob, a stainless steel sink unit, and a freestanding fridge freezer. The bathroom includes an opaque double-glazed window to the side, a panelled bath with a shower attachment, a hand wash basin, a low-level W/C, and space for a washing machine. Subject to planning permission, there is potential to extend the loft space to create an additional bedroom and en-suite, as precedent has already been set on the road. This property also is sold with a healthy lease of 105 years remaining, along with a peppercorn ground rent and service charge.

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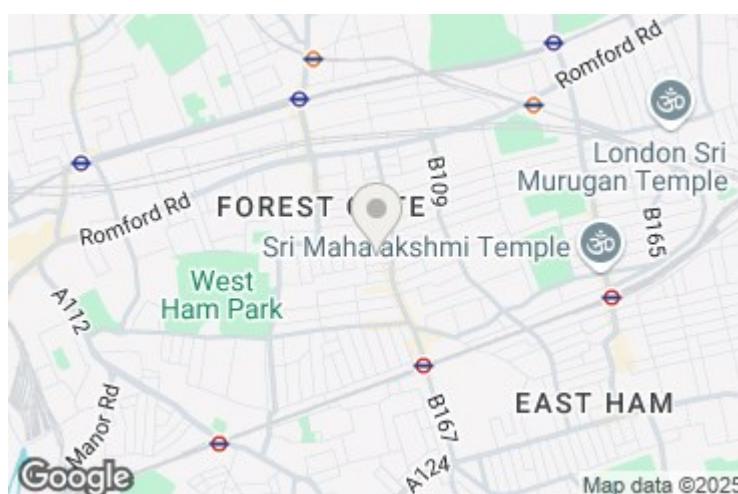
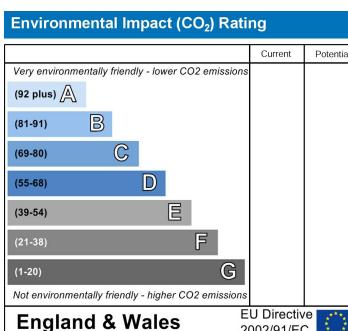
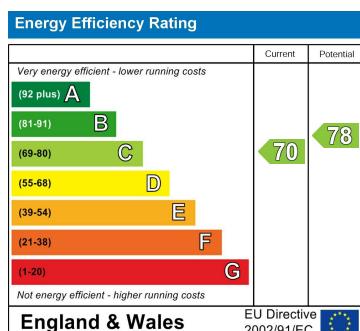
St. Georges Square offers easy access to a variety of amenities and excellent transportation links, including Upton Park Underground Station (District and Hammersmith & City lines) and Forest Gate (Elizabeth Line), providing quick access to the City. Nearby bus routes along Plashet Road also connect to Stratford International. The area boasts an array of charming coffee shops and restaurants, as well as green spaces like West Ham Park and the popular Wanstead Flats Common, all within a short walking distance.

-Sole Agents

Property Disclaimer

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Approximate Gross Internal Area 735 sq ft (68 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. copyright www.phothausgroup.co.uk

