

WILKINSON

Estate Agents, Sales, Lettings & Property Management



87A Idmiston Road
Stratford, E15 1RG
Offers in excess of £260,000

Situated on a quiet residential street in Maryland, this beautifully presented ground floor flat has been finished to a high standard throughout and benefits from the added convenience of no onward chain.

Upon entering the hallway, you'll find access to all rooms within the flat. The generous living/dining area features two front-facing double glazed windows that allow natural light to flood the space. It also boasts stylish wood flooring, ample room for dining, and a fresh, neutral décor. This room flows seamlessly into a well-appointed galley kitchen, finished to an excellent standard with part-tiled walls, matching wood flooring, and sleek white cabinetry at both eye and base level. Fitted appliances include a fitted oven with gas hob, and space for a freestanding fridge freezer. The double bedroom also enjoys plenty of natural light also through a front-facing double-glazed window and offers ample space for wardrobes and additional furnishings. The shower room has been finished to a similarly high standard, featuring a walk-in shower cubicle, low-level W/C, and a storage cupboard. Further benefits include a long lease with 997 years remaining, along with the share of the freehold tenure, and an off-street parking space for one car.

Idmiston Road is ideally located with a wealth of local amenities right on your doorstep. Both Forest Gate and Maryland (Elizabeth Line) stations are within a 10-minute walk, offering excellent connections to the city, while Wanstead Park train station is also nearby. Additionally, the expansive green spaces of Wanstead Flats Common and a variety of charming cafes, bars, and bakeries nestled within the arches are all within easy reach.

-Sole Agents-

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in 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.

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		
	71	77
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



