



**53 Tower Hamlets Road  
London, E7 9DA  
Offers in excess of £449,999**

Situated on a quiet residential street in the heart of Forest Gate's desired 'Lanes Area' is this well-maintained Victorian terrace family home.

Upon entry, you are welcomed by a spacious through lounge, filled with natural light from double-glazed windows at both the front and rear. The room features hardwood flooring and offers ample space for both living and dining, with direct access to the kitchen.

The kitchen is fitted with wooden units at both eye and base level, complemented by part-tiled walls, freestanding appliances and a large side-facing window. From here, a lobby area leads to the bathroom and provides access to the rear garden, a paved space ideal for outdoor dining and low-maintenance living.

Upstairs, the first floor offers two generously sized bedrooms, with loft access available from the landing.

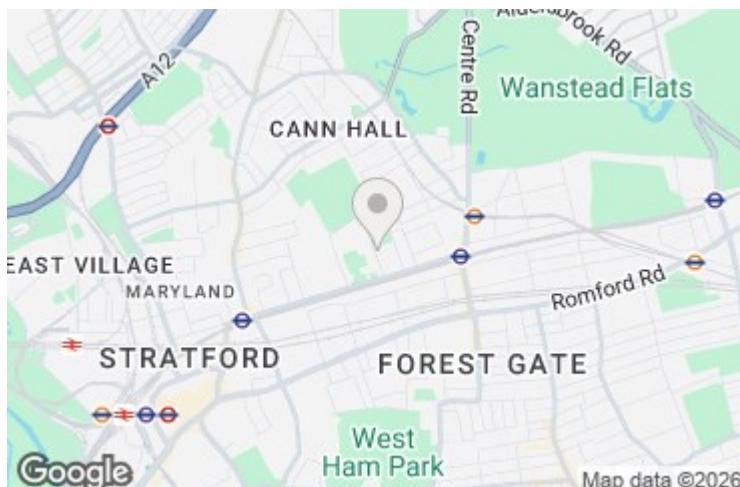
Tower Hamlets Road is well located with many local amenities on your doorstep. Both Forest Gate (Elizabeth Line, which is less than a 10-minute walk away) and Wanstead Park train stations are only a short walk providing fantastic access into the city. The vast green spaces of Wanstead Flats Common are only a stone's throw away along with an array of cafes, bars, and bakeries all found within the arches. This property also has the additional bonus of being sold with no ongoing chain.

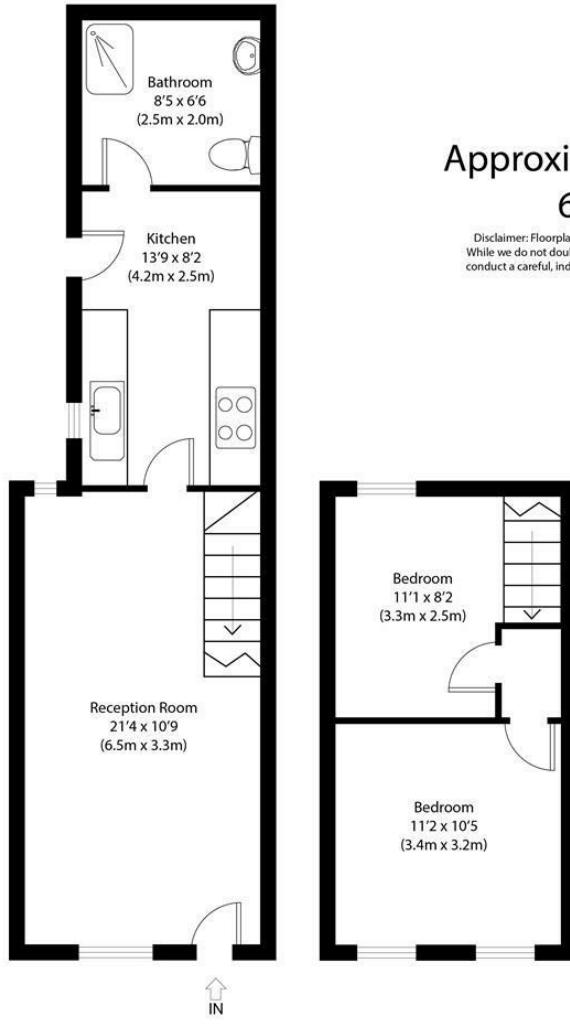
## Property Disclaimer

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	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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





## Approximate Gross Internal Area 645 sq ft (60 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.photohausgroup.co.uk

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