

WILKINSON

Estate Agents, Sales, Lettings & Property Management



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.

-Sole Agents-

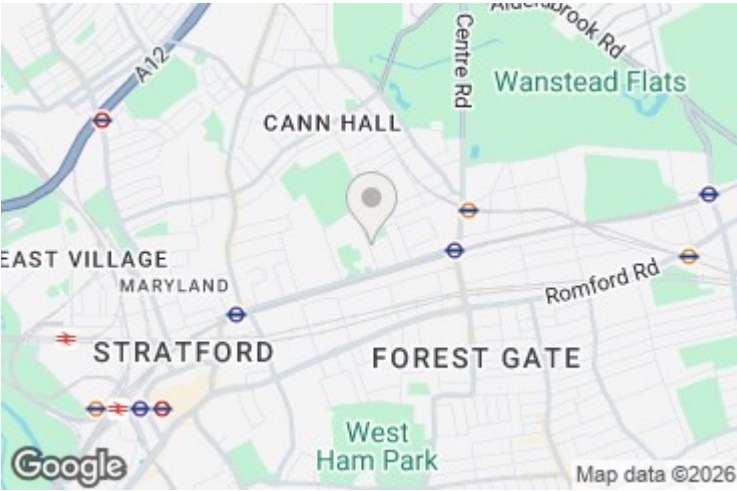
Property Disclaimer

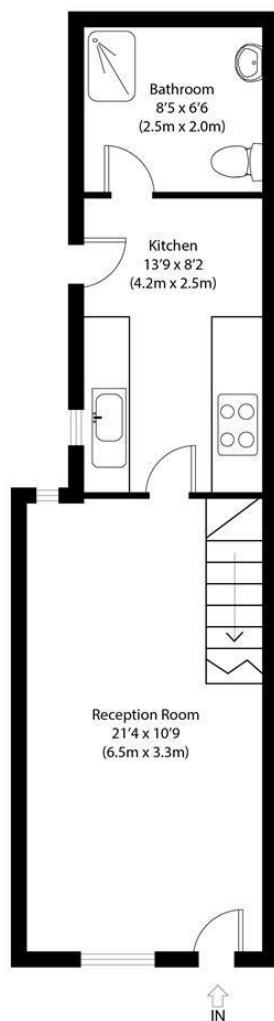
THE PROPERTY MISDESCRIPTION ACT 1991

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.

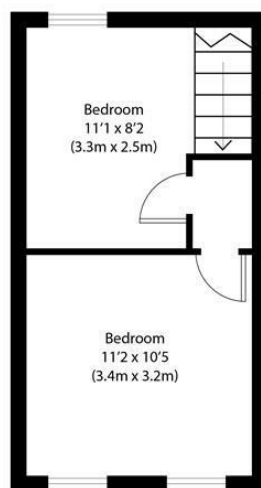
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	74
England & Wales		
EU Directive 2002/91/EC		

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		





Ground Floor



First Floor

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

WILKINSON
Estate Agents, Sales, Lettings & Property Management