

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



## 45 Grosvenor Road London, E7 8HZ Offers in excess of £450,000

Situated in Forest Gate South is this spacious family home. While it requires full renovation and modernisation throughout, it presents a fantastic opportunity for any buyer or investor to put their own stamp on the property.

Upon entering the hallway, you'll find access to two generous reception rooms, which could be opened up to create a through lounge. There is also access to a cellar extending the length and width of the hallway via a door beneath the stairs. To the rear, the property features a kitchen/diner with access to two additional lean-tos at the side and rear. The garden measures approximately 15 feet in length.

Upstairs, there are two spacious double bedrooms to the front, a family bathroom, and a single bedroom to the rear.

Grosvenor Road benefits from its proximity to Forest Gate station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Wanstead Park Overground also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety of independent cafes, restaurants, and local favourites including The Wild Goose Bakery, E7 Movement fitness studio, Bloom Cafe, The Can Club family-friendly café and play zone, Quirky Cafe, Fiore's Italian eatery, Cups and Jars, new addition Tipi Coffee Co., Pretty Decent Beer Co, Forest Gate Tavern and the award-winning Holly Tree pub, named one of Time Out's Top 50 London pubs. The property is also within the catchment for the highly regarded Elmhurst Primary School, which is Ofsted-rated Outstanding.

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		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) 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		
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