

WILKINSON

Estate Agents, Sales, Lettings & Property Management



92 Dames Road **London, E7 0DW** **Offers in excess of £425,000**

Situated in the sought-after Lanes Area of Forest Gate is this well-presented renovated family home occupying the ground floor of a Victorian conversion.

The property benefits from its own private side entrance into the lobby area with plentiful storage and providing access to both the private rear garden and the open plan living/kitchen area. This inviting space features parquet flooring, along with rear-facing windows that allow the room to bask in natural light. The kitchen has been finished to a high standard, incorporating an island and ample storage, with sleek forest-green cabinetry at both eye and base level. Amenities include an integrated dishwasher, oven with induction hob and an additional pantry at the entrance to the well-maintained cellar. The bathroom is equally well finished, featuring parquet flooring, cobalt blue tiled walls, hand-wash basin, low-level WC and a panelled bath with shower attachment. Both double bedrooms are positioned at the front of the property and are tastefully decorated. Each room is flooded with natural light and offers generous space for wardrobes and additional furniture. Further benefits include a healthy lease with approximately 120 years remaining, a reasonable ground rent of £250 per annum and no service charge.

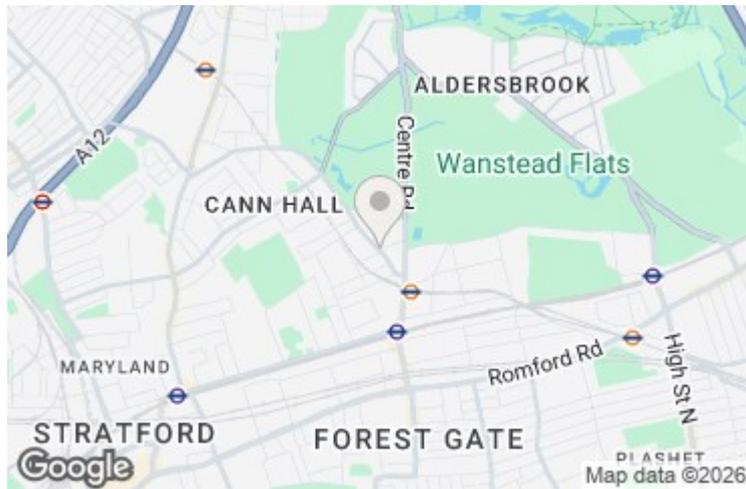
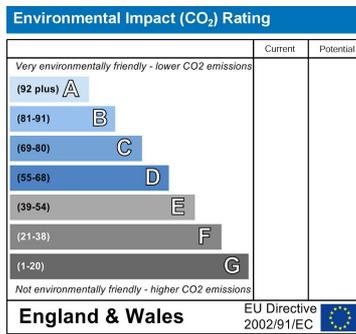
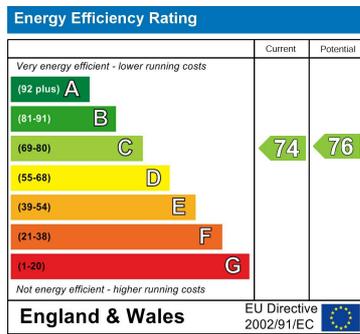
Dames Road benefits from its proximity to Forest Gate station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Wanstead Park Overground also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety of independent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

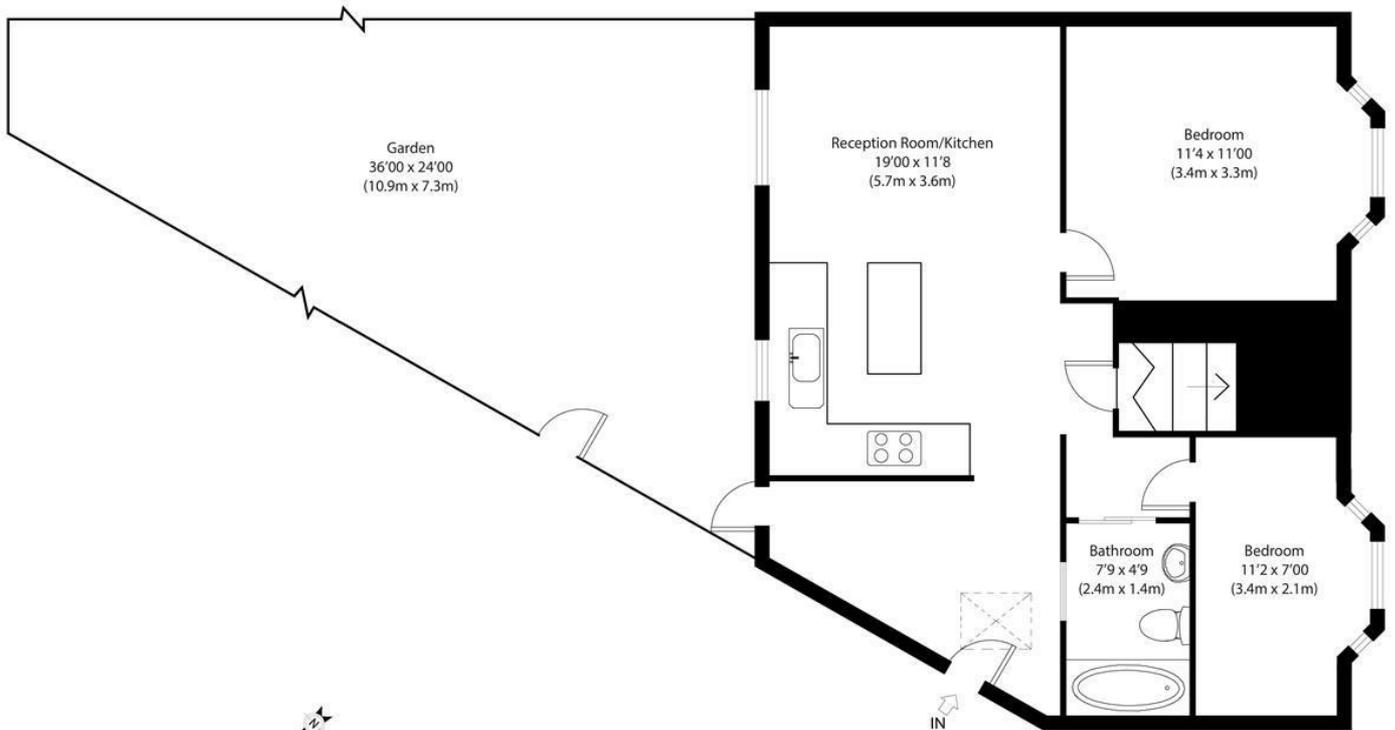
Viewings will be taking place on Saturday 24th January, please call to arrange an appointment.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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Ground Floor

Approximate Gross Internal Area
600 sq ft (56 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

