

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**32 Shrewsbury Road**  
**London, E7 8AL**  
**Offers in excess of £370,000**

Situated in Forest Gate south is this well-presented ground-floor Victorian conversion flat.

Entering via the communal entrance, a private door provides access to the internal hallway which leads to all rooms. The front reception room/bedroom is finished in a modern and tasteful décor, featuring polished wood flooring and a large bay window to the front, allowing the room to be flooded with natural light. The bedroom incorporates the same wood flooring, a large window to the rear and offers ample space for a double bed, with additional space for wardrobe fixtures on either side of the alcoves. The luxuriously finished shower room comprises tiled walls and flooring, a hand wash basin, comfort height W/C, walk-in shower cubicle and an opaque window to the side. To the rear of the property is the open plan kitchen, featuring a central island and white cabinetry at eye and base level. Newly fitted Miele oven with gas hob and extractor hood, hand wash basin, integrated fridge freezer and freestanding washing machine and dishwasher. French doors seamlessly open onto a beautiful conservatory, providing ample dining space with multiple windows and additional French doors opening onto the rear garden which floods the space with natural light. The garden measures approximately 30ft and provides a peaceful environment, with a selection of fruit trees and herb-filled flower beds and a pebbled area, ideal for outdoor dining.

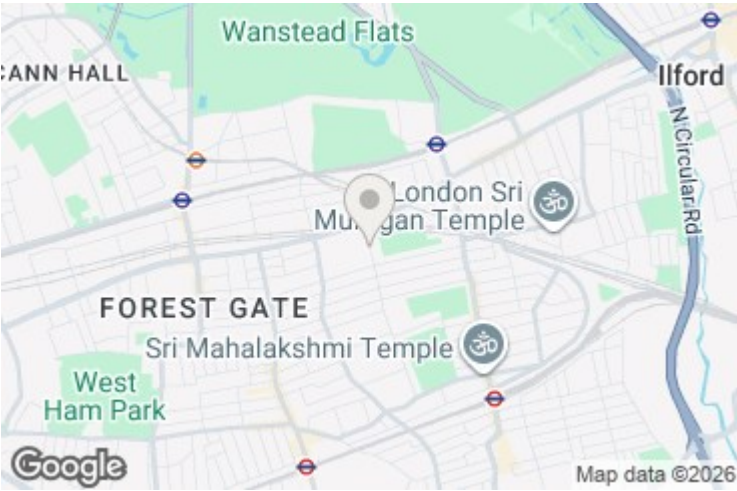
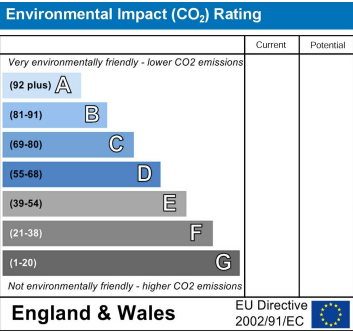
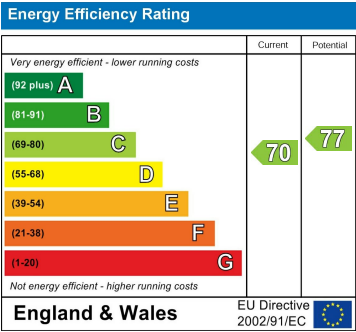
This property also has the added benefit of being sold with a long lease of approximately 147 years remaining, along with peppercorn ground rent and service charge.

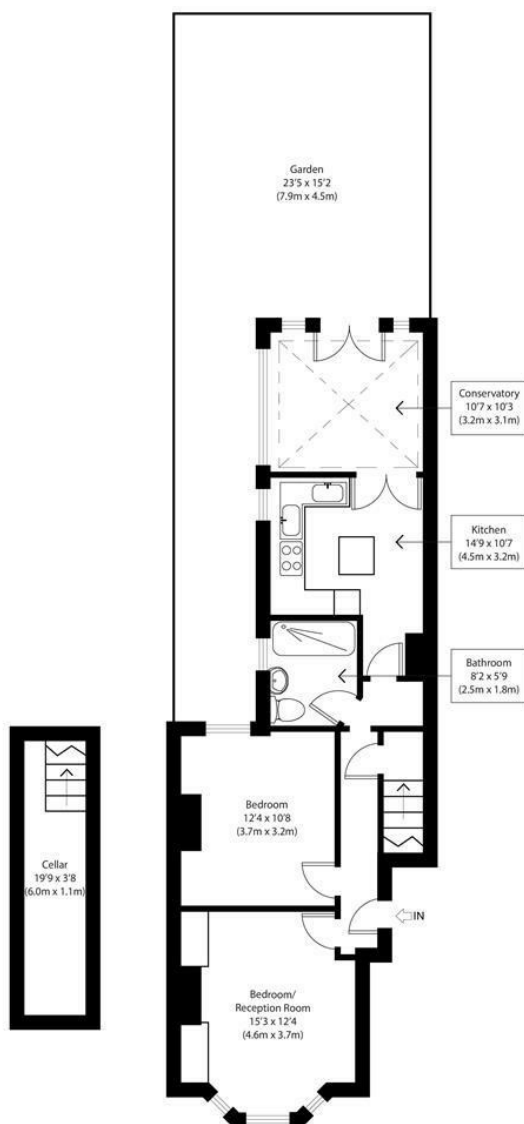
Shrewsbury Road benefits from its proximity to Manor Park station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Woodgrange Park Suffragette line also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety 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.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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Ground Floor  
Approximate Gross Internal Area  
775 sq ft (72 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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