

WILKINSON

Estate Agents, Sales, Lettings & Property Management



72a Odessa Road
Forest Gate, London E7 9BH
Offers in excess of £265,000

Set in the sought-after Lanes area of Forest Gate is this well-presented first-floor flat.

Upon entry, through its own private entrance is the staircase leading to the first floor. To the front of the property is a spacious double bedroom, bathed in natural light from two large windows, space for wardrobes and a generous built-in cupboard offering flexible use as a walk-in wardrobe or additional storage space. The bright and airy living room features dual-aspect windows, stylish wood-effect flooring and a built-in alcove ideal for use as a study area. This space flows seamlessly into the kitchen, which is fitted with sleek white cabinetry at both eye and base level, complemented by hardwood worktops. A large side window and fire-exit-only door enhance natural light and includes a freestanding fridge-freezer and washing machine alongside an integrated electric hob and oven. The modern bathroom is equally well presented, comprising a panelled bath with shower attachment, a vanity hand wash basin, low-level W/C, tiled flooring, part-tiled walls, and an opaque window to the rear for added privacy.

Odessa Road is conveniently located near numerous amenities, including Forest Gate's Elizabeth Line (offering access to Liverpool Street in just 14 minutes) and Wanstead Park train stations. The area boasts excellent transport links and a vibrant array of cafes, bars, restaurants, and community hubs. Highlights include the Wild Goose Bakery for fresh bread and pastries, E7 Movement for yoga and fitness classes, and the Can Club kids' playzone and café. Additionally, Pretty Decent Beer Co., Fiore's delicious pasta and pizza, and The Holly Tree, named one of the 50 best pubs in London by Time Out, are all just a short walk away. The large green expanse of Wanstead Flats is also nearby, providing a perfect retreat for outdoor activities.

-Sole Agents-

72a Odessa Road, Forest Gate, London E7 9BH

First Floor Flat

Hallway

Double Bedroom

8'8 x 13'10 (2.64m x 4.22m)

Living Room

10'0 x 11'0 (3.05m x 3.35m)

Fitted Kitchen

7'2 x 9'3 (2.18m x 2.82m)

The door leading to the platform is designated as a fire exit only.

Fitted Bathroom

5'1 x 8'7 (1.55m x 2.62m)

Property Disclaimer

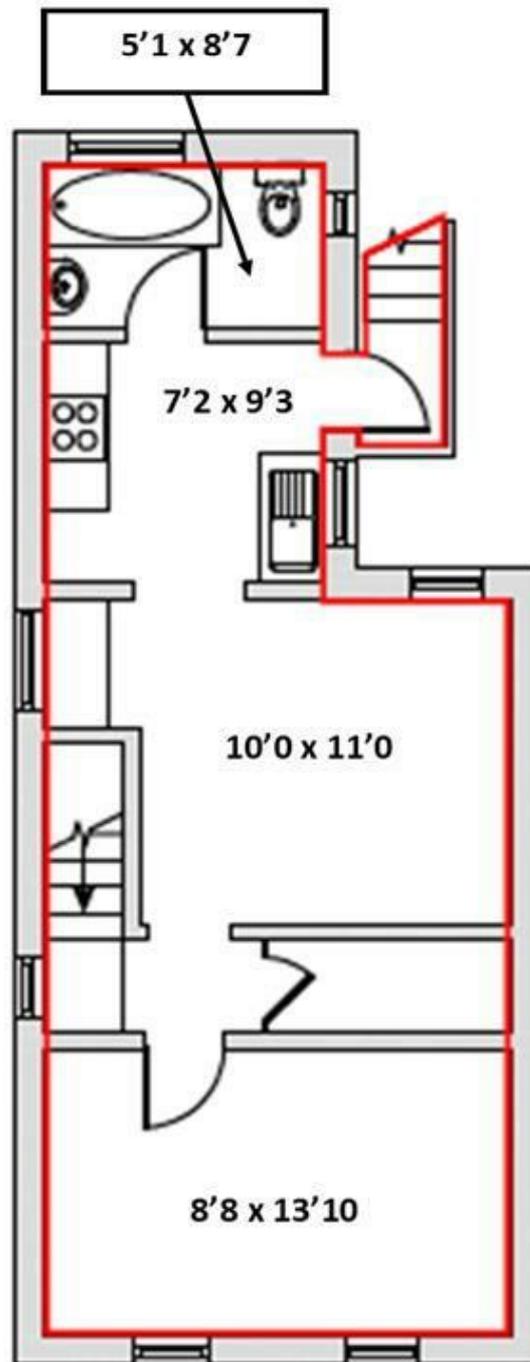
THE PROPERTY MISDESCRIPTION ACT 1991

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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	77
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
59	
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	63
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
46	
England & Wales	
EU Directive 2002/91/EC	



FIRST FLOOR

Total Floor Area - 42 Square Meters - 452.08 Square Foot