

WILKINSON

Estate Agents, Sales, Lettings & Property Management



4 York Road, London

E7 9HT

£2,100 Per month

Set on a quiet road in Forest Gate is this spacious two-bed Victorian terraced family home.

Upon entering through the front door, you are welcomed into a hallway that provides access to all ground-floor rooms. The spacious reception room offers plenty of space for everyday living, while the generously sized second reception room provides versatile use as additional living or dining space. The kitchen benefits from ample eye and base level cabinetry, a freestanding fridge-freezer, and an oven, with a side door leading out to the 25 ft rear garden, which is fully paved.

Ascending to the first floor, the landing gives access to two well-proportioned bedrooms, each comfortably accommodating a double bed with additional space for wardrobes. The fitted bathroom at the rear has been modernised and includes a walk-in shower cubicle, a panelled bath with shower attachment, a handwash basin, and a W/C.

York Road is ideally positioned close to amenities and transport links, including Stratford, Maryland, and Forest Gate (Elizabeth Line) train stations. The area offers excellent City access via bus routes along Romford Road and features a variety of coffee shops, restaurants, and green spaces such as West Ham Park and the sought-after Wanstead Flats Common, all just a short walk away.

Available now

- Sole Agents -



Ground Floor

Reception Room One

13'2 into bay x 10'7 (4.01m into bay x 3.23m)

Reception Room Two

11'0 x 11'3 (3.35m x 3.43m)

Kitchen

13'2 x 8'7 (4.01m x 2.62m)

Bedroom One

14'2 x 10'11 (4.32m x 3.33m)

Bedroom Two

11'01 x 8'09 (3.38m x 2.67m)

Bathroom

13'01 x 8'6 (3.99m x 2.59m)

Exterior

Garden

25'02 x 15'01 (7.67m x 4.60m)

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			
(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 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	

