

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**26 Henderson Road**

**London, E7 8EG**

**Offers in excess of £350,000**

Set on a desirable quiet street in Forest Gate south, is this spacious and unique first-floor flat with garden offering well-proportioned and versatile accommodation.

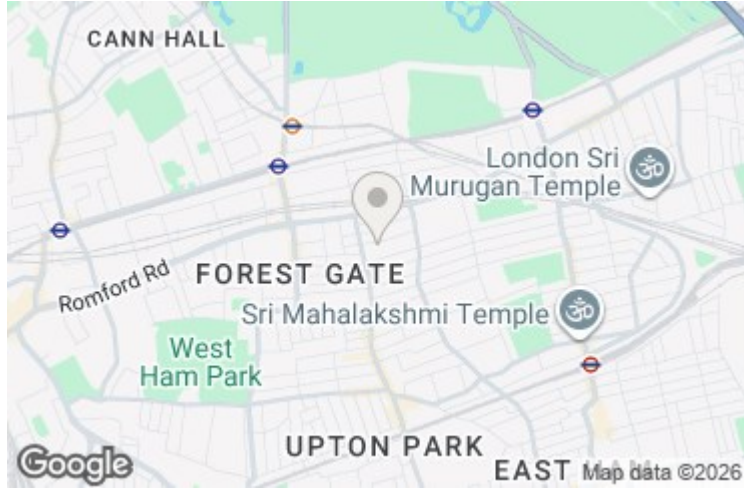
Upon entry into the communal hallway, there is access to the front door with stairs leading to the first floor. The landing provides access to all rooms. To the front is a spacious double bedroom, tastefully finished in a neutral décor scheme, offering ample space for wardrobes and additional furnishings. Two windows allow the room to be filled with natural light. Continuing through, the sitting room is also well presented and finished to a good standard. This is a versatile space which, depending on the desired layout, could also be used as a second bedroom, with a double glazed window to the rear. The bathroom has been finished to a high standard, featuring white tiled walls, stone style tiled flooring, panelled bath with shower attachment, low level WC, hand wash basin and an opaque window to the side. To the rear is a spacious dining room with a double glazed window, again offering a flexible space which could be used as either a dining or living area and leads seamlessly into the well-presented galley kitchen. The kitchen is fitted with sleek white cabinetry at eye and base level, including a built-in oven with electric hob, along with freestanding appliances such as a washing machine and fridge freezer. A side window allows for plenty of natural light, while a door to the rear opens onto stairs leading down to the garden.

A particular feature of this property is the private garden to the rear, which solely belongs to this first floor flat. Measuring approximately 30 feet in length, it has been finished to a great standard with paved areas ideal for outdoor dining and entertaining, a pebbled section for easy maintenance, surrounding flower beds and a storage shed.

The property is being sold with the added benefit of a share of freehold and a long lease of approximately 900 years remaining.

## 26 Henderson Road, London, E7 8EG

Henderson 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.

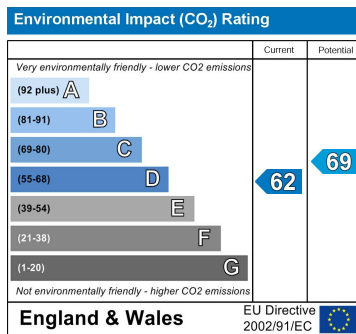
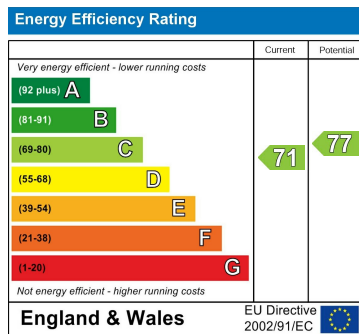


Viewings will be taking place on Saturday 4th April 2026, please call to arrange an appointment.

### Property Disclaimer

#### THE PROPERTY MISDESCRIPTION ACT 1991

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Ground Floor

First Floor

Approximate Gross Internal Area  
605 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.photoshousgroup.co.uk

