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Estate Agents, Sales, Lettings & Property Management



**38 Bignold Road
London, E7 0EX**

Offers in excess of £350,000

Situated within the sought-after Lanes area of Forest Gate is this well-presented ground floor Victorian conversion.

Access to the property is via a communal hallway, which leads into the flat's entrance hall providing access to all rooms. To the front of the property is a spacious living room, bathed in natural light from a large window. The room benefits from hardwood flooring and a neutral décor scheme, creating a versatile space that comfortably accommodates both living and dining arrangements. The bedroom continues the neutral theme and also features hardwood flooring. It offers ample space for a double bed along with additional wardrobes or furniture and enjoys natural light from a rear-facing window. Further along the hallway is the kitchen diner, fitted with a range of sleek eye-and base-level cabinetry, wooden work surfaces and tasteful part-tiled walls. A side window provides additional natural light, and there is ample space for dining. The kitchen leads into a rear hallway, which gives access to the bathroom, a generous storage cupboard and a side door opening out to the garden. The bathroom is fitted with a panelled bath and shower attachment, vanity hand wash basin, low-level WC, part-tiled walls and a rear-facing opaque window. Externally, the garden extends to approximately 35 feet and offers a blank canvas for landscaping. It features mature shrubs, a paved side return, and a useful storage area to the rear.

The property further benefits from being sold with no onward chain and a healthy remaining lease of 954 years.

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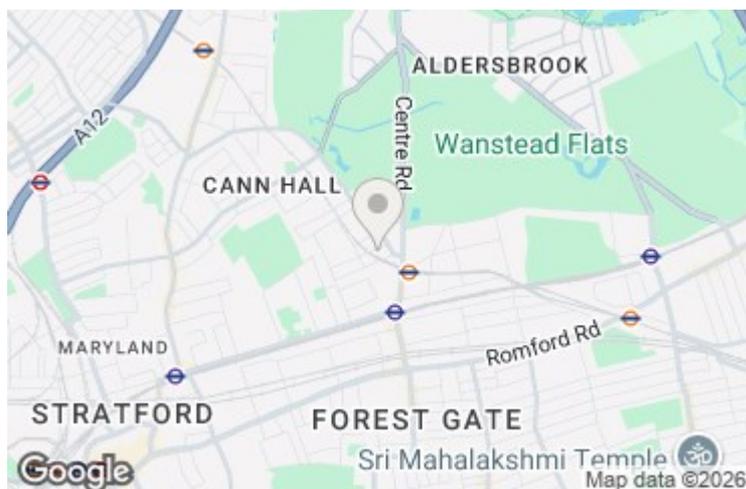
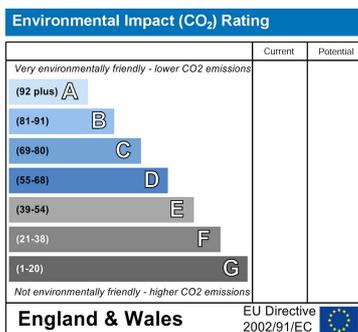
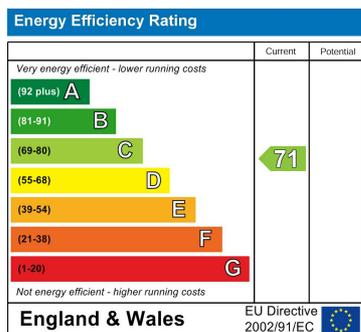
Bignold Road is conveniently located near numerous amenities, including Forest Gate's Elizabeth Line (offering access to Liverpool Street in just 14 minutes) and Wanstead Park train stations. The area boasts excellent transport links and a vibrant array of cafes, bars, restaurants, and community hubs. 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-

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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Ground Floor

Approximate Gross Internal Area
Main House 565 sq ft (52 sq m)
Outbuilding 120 sq ft (11 sq m)
Total 685 sq ft (64 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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