

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



## 107-109 Tower Hamlets Road London, E7 9DD Offers in excess of £275,000

Set within the sought-after Lanes area of Forest Gate, is this well-presented top floor flat forming part of an imposing conversion.

Accessed via a communal entrance, stairs lead up to the first floor where the property is located. Upon entering, a central hallway provides access to all rooms. To the rear, there is a spacious open-plan living/kitchen/dining area, complete with a balcony that allows for an abundance of natural light. The room features hardwood flooring and offers ample space for both living and dining. The kitchen is fitted with wooden cabinetry at eye and base level, an integrated oven with gas hob and freestanding appliances including a fridge freezer and washing machine. The bedroom is generously sized, benefiting from two windows that enhance the light and airy feel. It is finished with neutral décor, newly laid carpet, and provides ample space for a double bed along with additional furnishings. The shower room is well presented, featuring tiled flooring and walls, a walk-in shower cubicle with waterfall feature, hand wash basin, and low-level W/C.

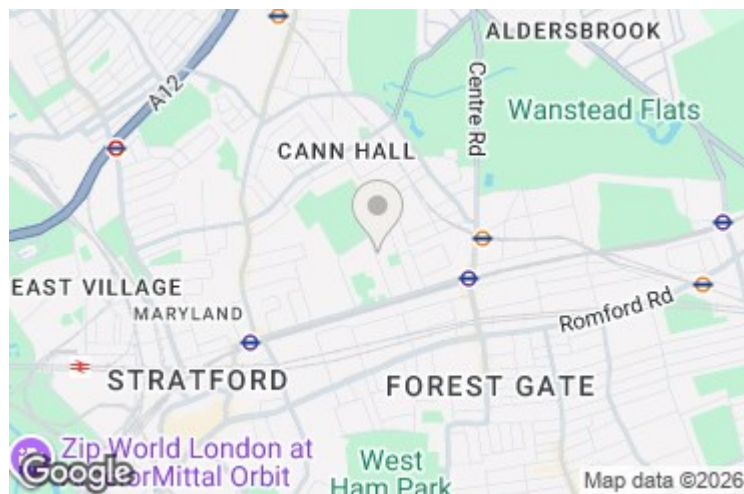
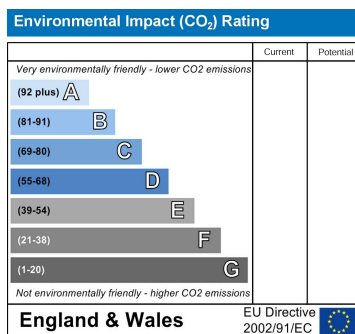
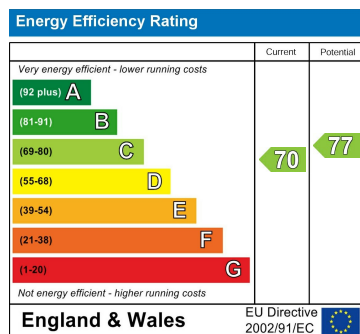
The property is offered with a healthy lease of approximately 110 years remaining, no onward chain, and combined ground rent and service charges in the region of £800 per annum.

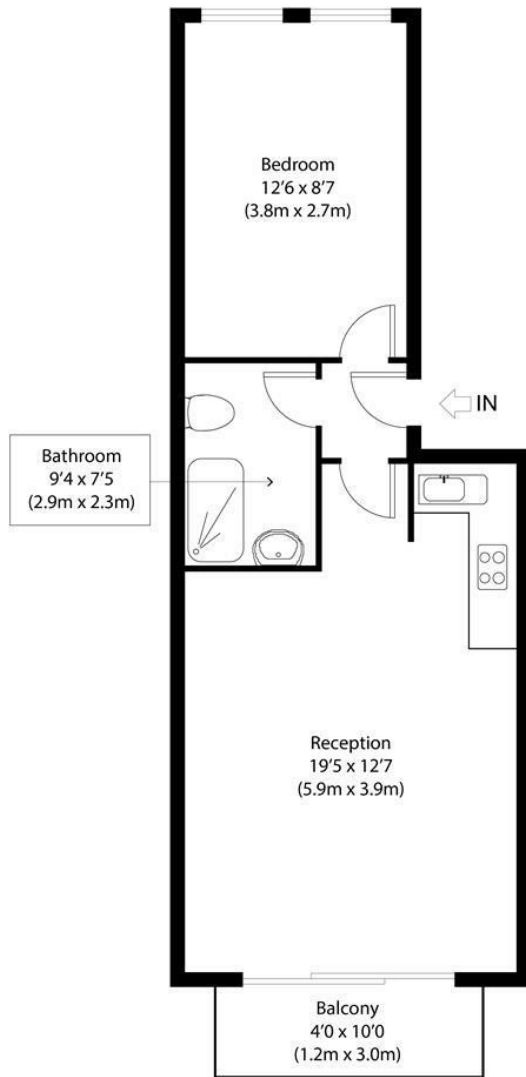
Tower Hamlets Road is well located with many local amenities on your doorstep. Both Forest Gate (Elizabeth Line, which is less than a 10-minute walk away) and Wanstead Park train stations are only a short walk providing fantastic access into the city. The vast green spaces of Wanstead Flats Common are only a stone's throw away along with an array of cafes, bars, and bakeries all found within the arches.

## Property Disclaimer

### THE PROPERTY MISDESCRIPTION ACT 1991

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First Floor

Approximate Gross Internal Area  
425 sq ft (39.5 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

