

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**47A East Road**  
**London, E15 3QS**  
**Offers in excess of £390,000**

Set on a quiet residential street in Stratford, just a stone's throw from the open green spaces of West Ham Park is this well presented and spacious first-floor garden flat.

Upon entry via your own door, stairs lead to the first-floor accommodation. To the front, a bright and generously sized living room features a bay and additional picture window, both fitted with wooden shutters allowing an abundance of natural light to fill the space. The room is finished in a tasteful, neutral décor. The double bedroom is well-proportioned and also benefits from wooden shutters and offers ample space for furnishings, all completed in a stylish finish. The bathroom is well presented, comprising tiled walls, panelled bath, low-level WC, hand wash basin and an opaque side window for natural light and ventilation. To the rear the kitchen is fitted with white cabinetry at both eye and base level and provides a generous amount of worktop space. Integrated appliances include a fridge freezer, washing machine and built-in oven with gas hob. A breakfast bar sits beneath a large rear window, offering pleasant views over the garden. An additional staircase provides access to a well-finished loft room complete with two Velux windows that flood the space with natural light. With useful eaves storage and tasteful white washed décor scheme this versatile room is currently used as a bedroom but could equally serve as a home office, studio or additional living space. The property further benefits from sole use of the rear section of the garden, accessed via the side of the building. Thoughtfully landscaped, it features a paved terrace ideal for outdoor dining, a laid lawn area with mature planting and a useful storage shed. Additionally, the property is offered with a share of freehold and an exceptionally long lease of approximately 980 years remaining.

# 47A East Road, London, E15 3QS

East Road is conveniently located within a short walk (under 20 minutes) of Forest Gate station on the Elizabeth Line, providing fast access to Liverpool Street station in as little as 14 minutes. Wanstead Park station is also nearby, offering Overground connections across East London. The area is vibrant and well-served by a range of independent cafés, restaurants, and local favourites, including Tamping Grounds, E7 Movement, Bloom Cafe, The Can Club, Quirky Cafe, Fiore's, Cups and Jars, Pretty Decent Beer Co, Forest Gate Tavern, and the award-winning The Holly Tree, recognised as one of Time Out's Top 50 London pubs.

Viewings will be taking place on Saturday 25th April, please call to arrange an appointment.

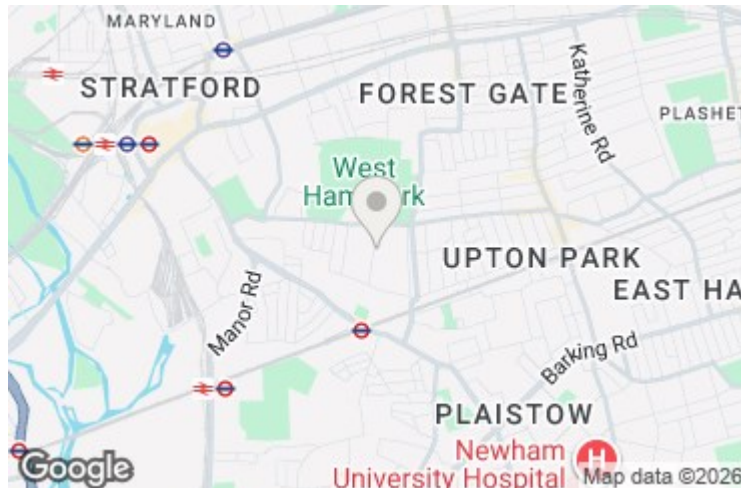
## Property Disclaimer

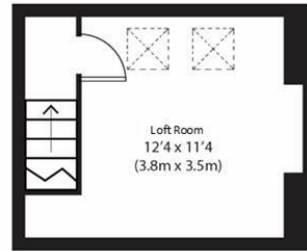
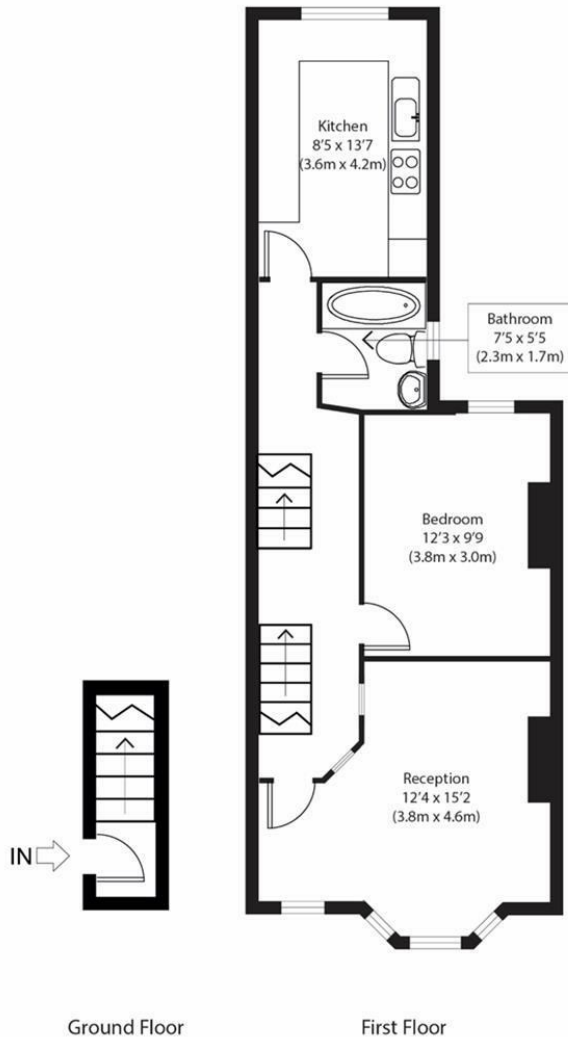
### THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Second Floor



Approximate Gross Internal Area  
780 sq ft (73 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

