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22A Eighth Avenue

London, E12 5JN

Offers in excess of £300,000

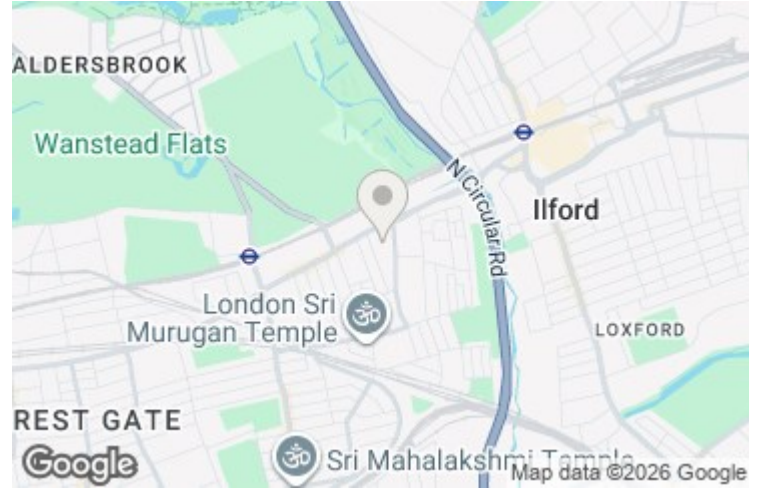
Situated on a quiet residential street in Manor Park is this beautifully presented ground-floor garden flat forming part of a brick-fronted Victorian conversion.

Upon entering the communal hallway, a door to the right provides access to the ground floor flat. The enclosed hallway offers access to all rooms and also benefits from a useful storage cupboard. To the front of the property is a spacious double bedroom featuring a large bay window complemented by wooden shutters that floods the room with natural light. The bedroom is finished with a tasteful décor scheme, original hardwood flooring and decorative ceiling coving, along with ample space for furnishings. The living room has been thoughtfully styled, showcasing a tasteful décor palette with forest green feature walls, original hardwood flooring, feature fireplace and a rear window allows further natural light to fill the space, enhancing the warm and inviting feel. The bathroom is finished to a high standard, comprising tiled flooring and walls, a panelled bath with shower attachment, vanity wash hand basin, low-level WC along with an opaque window to the side. To the rear, the well-presented kitchen with an abundance of space for dining offers a practical and stylish space with navy cabinetry at eye and base level, side-facing windows and a rear door providing direct access to the garden. Integrated appliances include a washing machine, oven with gas hob, fridge freezer. The rear garden extends approximately 46'7ft in length, beautifully maintained featuring a decked seating area ideal for outdoor dining, laid lawn. Well-stocked borders surround the garden with mature shrubs and flowering plants.

The property is also offered with a share of freehold and a remaining lease of approximately 105 years.

22A Eighth Avenue, London, E12 5JN

Eighth Avenue enjoys excellent connectivity, being within easy reach of Manor Park station on the Elizabeth Line, providing fast access to Liverpool Street station in as little as 14 minutes. Nearby Wanstead Park station further enhances transport links across East London via the Suffragette Line. The area is vibrant and well-served by a variety of independent cafés, restaurants, and local favourites, including The Wild Goose Bakery, E7 Movement fitness studio, Bloom Cafe, The Can Club family-friendly café and play space, Quirky Cafe, Fiore's Italian eatery, Cups and Jars, Tipi Coffee Co., Pretty Decent Beer Co, and The Holly Tree. The property is also within walking distance of the green open spaces of Wanstead Flats Common.





Viewings will be taking place on Saturday 25th April 2026, please call to arrange an appointment.

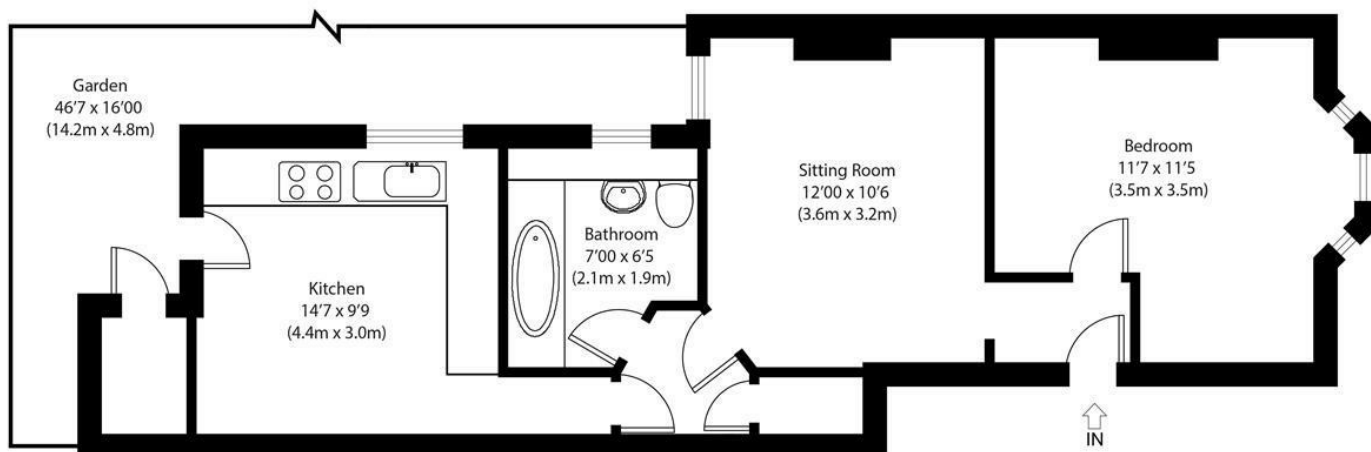
Property Disclaimer

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC 	



Ground Floor

Approximate Gross Internal Area
500 sq ft (46 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

