

WILKINSON

Estate Agents, Sales, Lettings & Property Management



26 Henderson Road

London, E7 8EG

Offers in excess of £325,000

Situated in Forest Gate south sits this well-presented ground floor flat benefiting from it's own section of the garden and is offered in excellent condition throughout.

Entering via the communal area, a door to the right provides access to the flat. The hallway leads to both the kitchen/diner and bedroom, with an additional door giving access to the cellar ideal for storage. The spacious open-plan kitchen/diner features hardwood flooring and ample space for dining, flows seamlessly into the living area. The kitchen itself offers a wide range of base-level storage complimented by a large skylight, picture window and door to the garden to flood the space with natural light. To the front of the property is a tastefully finished reception room, decorated in a light neutral décor scheme. This room boasts hardwood flooring, a feature fireplace and a bay window, creating a bright and airy living space. The double bedroom includes a sash window to the side, hardwood flooring, and generous space for additional furniture. A door to the rear leads to the bathroom, which is well-appointed with tiled walls and flooring, an opaque window and a panelled bath with shower attachment and waterfall feature. An opening leads through to a separate WC with a side window. Externally, the garden is paved at the front ideal for outdoor dining and includes access to a spacious utility room. Beyond this is a mix of lawn and mature shrubs. The property is also offered with the significant benefit of a share of the freehold, along with a lease in excess of 900 years remaining.

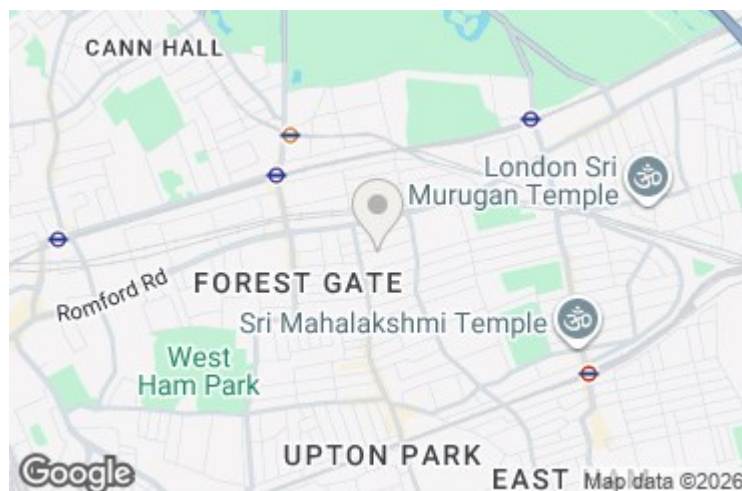
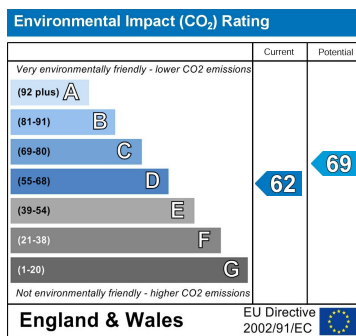
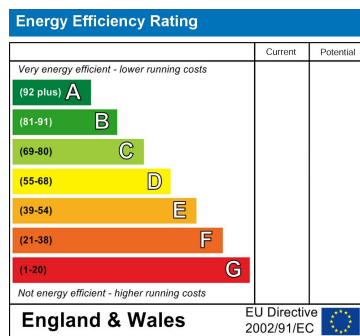
Henderson Road benefits from its proximity to Forest Gate station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Wanstead Park Overground also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety of 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.

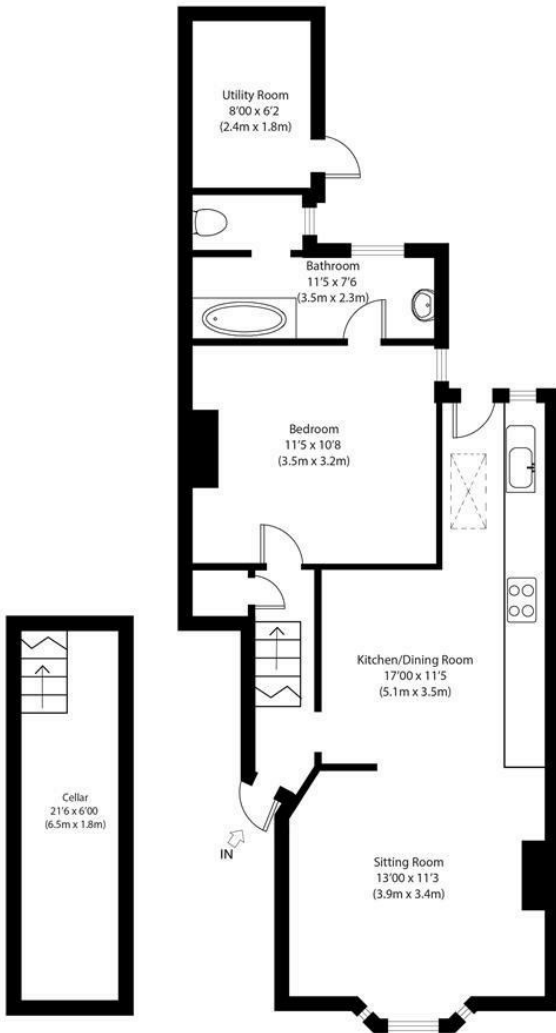
Viewings will be taking place on Saturday 25th April, please call to arrange an appointment.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

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Ground Floor
 Approximate Gross Internal Area
 560 sq ft (52 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

