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18B Godwin Road

London, E7 0LE

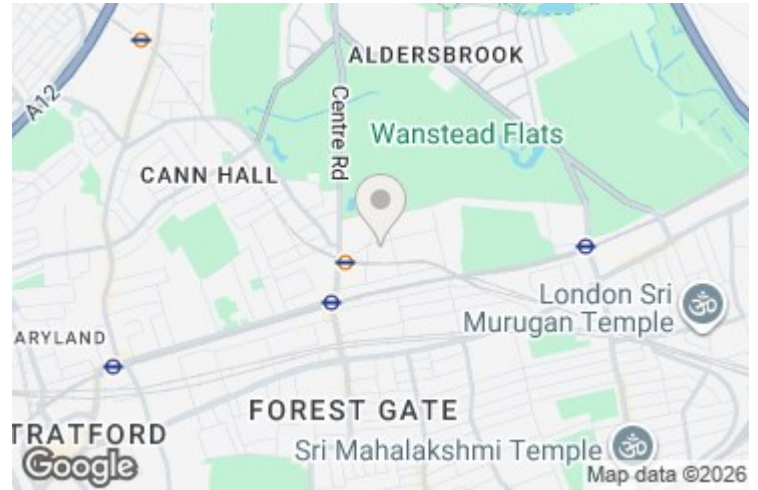
Offers in excess of £375,000

Nestled within the sought-after Forest Gate Village Area is this beautifully presented first-floor apartment, finished to an excellent standard throughout.

Entry via the communal hallway, a private front door provides access to stairs ascending to the first floor. The landing gives access to all rooms, as well as stairs leading to the loft room. To the front of the property is a bright and spacious living room, flooded with natural light through the larger than average double-glazed windows. The room is complemented by wood flooring, a feature fireplace, picture rails and a tasteful décor scheme throughout. The bedroom is generously proportioned and benefits from matching wood flooring, a double-glazed rear facing window, built-in wardrobes and ample space for a double bed and additional furnishings. The kitchen/diner features parquet wood flooring alongside sleek white cabinetry at both eye and base level, topped with wooden work surfaces. Further benefits include a dishwasher, fridge freezer (full height/size), washing machine, Smeg 5 hob cooler with double oven and ample dining space. To the rear access is provided to the bathroom which comprises an opaque rear-facing window, vanity wash hand basin, panelled bath with shower attachment and stylish fittings throughout. Ascending to the loft room, you are welcomed into a versatile space bathed in natural light from a large Velux window. The room is finished in a neutral décor palette and offers excellent space for a double bed, home office setup along with additional storage within the eaves. Further benefits include a long lease with approximately 999 years remaining, alongside peppercorn ground rent and service charges.

18B Godwin Road, London, E7 0LE

Godwin 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 local area offers a vibrant mix of cafés, bars, restaurants and community spaces. Notable highlights include Wild Goose Bakery for artisan bread and pastries, E7 Movement for yoga and fitness classes, and the Can Club, a popular kids' play and café space. Also nearby are Pretty Decent Beer Co, Fiore for pasta and pizza, and The Holly Tree, recognised by Time Out as one of London's best pubs, are all just a short walk away. For outdoor space, the expansive green open fields of Wanstead Flats are just a short walk away, offering an ideal setting for walking, sport, and relaxation.





-Sole Agents-

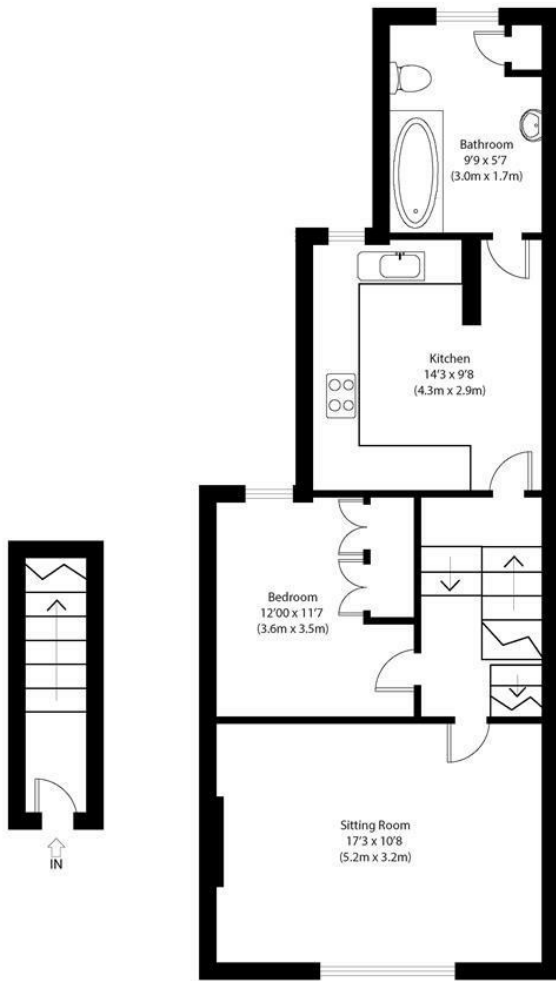
Property Disclaimer

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.

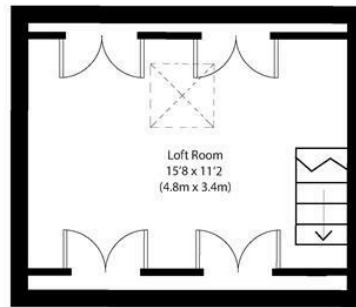
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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

First Floor



Loft Floor

Approximate Gross Internal Area
845 sq ft (79 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

