Warwick Road, Forest Gate, E15
£575,000  -  Freehold

3 bedrooms, 1 Bathroom

Preliminary Details

A brilliant opportunity to acquire this three bedroom, mid terraced Victorian house, located in the heart of Stratford. Currently vacant and offered chain free, this is a great opportunity for someone looking for an investment or first time purchase. Local amenities include Morrisons and Westfield Shopping centre. Situated moments from a number of bus stops and Stratford train station, this property is one of the most easily accessible properties we currently have on the market. Only a short walk away is West ham park, boasting 77 acres of green open space. This is a rare opportunity and should not be missed.

Key Features

- Three bedrooms
- Stratford
- Two reception rooms
- Kitchen/diner
- First floor bathroom
- additional wc
- Sought after location
- Chain free
- Cellar
Area Overview

Forest Gate is a residential area in the London Borough of Newham, 7 miles northeast of Charing cross. It is bordered by Manor Park and to the west you can find Stratford town centre. The area is 1.5 miles east of Westfield Stratford city and the 2012 Olympic Park and has a wonderful conservation area of three and four bedroom double fronted Victorian houses called The Woodgrange Estate.

Nearest Stations

- Maryland (0.5M)
- Forest Gate (0.6M)
- Wanstead Park (0.7M)
Floor Plan

APPORX GROSS INTERNAL FLOOR AREA
1255 sq ft / 172 sq m
Produced by
CP Creative Ltd

BEDROOM 3
187 x 94
(3.19m x 2.84m)

BEDROOM 2
178 x 175
(3.53m x 2.46m)

MASTER BEDROOM
17 x 178
(5.18m x 2.58m)

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 950 SQ FT

LOWE R GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 78 SQ FT

CELLAR
206 x 110
(6.24m x 3.35m)

FRONT GARDEN
178 x 55
(5.18m x 1.75m)

GARDEN FLOOR
GROSS INTERNAL
FLOOR AREA 850 SQ FT

KITCHEN
176 x 115
(5.39m x 3.48m)

DINING ROOM
176 x 115
(5.39m x 3.48m)

RECEPTION ROOM
128 x 15
(4.14m x 1.91m)

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown. However all measurements,
features, fittings and data shown are an approximate indication for illustrative purposes only.
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Council Tax Bands

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Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. Photographs, measurements, floor plans and distances are reproduced as a guide only and it cannot be inferred that any item shown is included in the sale. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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Corner Kitchen

Pizza and a beer after a busy day in the office. Don't mind if we do... and we've found the perfect spot! As you leave Forest Gate station, Corner Kitchen sits just across the road. A welcoming space, with the walls lined with local art and plants, you can sit on this floor for a bar feel or head downstairs for the restaurant. If the sun's shining, head out back and see if you can snag a table in the b...

Mora Restaurant

Mora is a family-run Italian restaurant based in Leytonstone, East London, specialising in Sardinian cuisine. Owned by husband and wife team Carlo and Silvia, it commands five-star ratings across the board and is a healthy competitor to the self-consciously trendier likes of Trullo and Polpo. We couldn't wait to swing by to try it for ourselves. I have fond memories of Sardinia. This is mainly due ...