



**Stork Road, Forest Gate, London, E7 9HR**

**£265,000 Leasehold**

One-bedroom first floor flat located on Stork Road in London. The flat features a well-proportioned reception room and fitted kitchen. The property benefits from gas heating and double glazing.

One of the standout features of this flat is its own private garden, a rare find in urban living. The property comes with a new lease and is available with NO ONWARD CHAIN.

Situated on the borders of Stratford, this flat enjoys excellent transport links, with easy access to the tube station, making commuting a breeze. The nearby Olympic Park provides ample opportunities for outdoor activities, while a variety of shopping facilities are just a stone's throw away, catering to all your daily needs.

Telephone or Email to arrange a viewing.

## Entrance

Private door with stairs to first floor landing. Doors to:-

## Reception

11'6 x 13'6 (3.51m x 4.11m)

## Bedroom

13'8 x 11'7 (4.17m x 3.53m)

## Kitchen

12'1 x 10'8 max (3.68m x 3.25m max)

## Bathroom

6'10 x 7'11 (2.08m x 2.41m)

## Small Private Garden

## Disclaimer

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of an offer or contract. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer cannot assume any information is correct. Photographs of the interior of the property are given purely to give an indication of décor, style etc., and does not imply that any furniture/fittings etc., are included.



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	78

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	