



35a, 0 Avenue Road – E7 0LA

£350,000

Two-bedroom Victorian first-floor flat • Extended lease to be provided on completion • Spacious layout with strong potential to add value • Close to Forest Gate Station (Elizabeth Line) • Moments from Wanstead Flats and local amenities • Ideal for renovators, first-time buyers or investors



**HIGHCASTLE
ESTATES**

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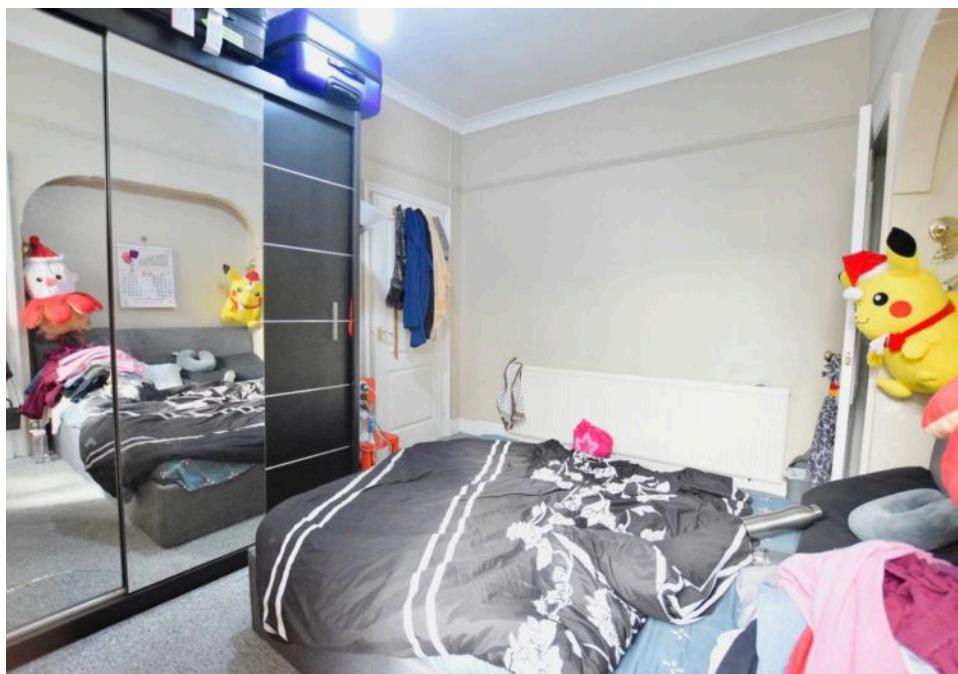
GUIDE PRICE £350,000 to £375,000 2 bedroom Victorian flat needing modernisation, offered with an extended lease. Great potential close to Forest Gate transport, green spaces, cafés and local amenities
Council Tax band: C

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

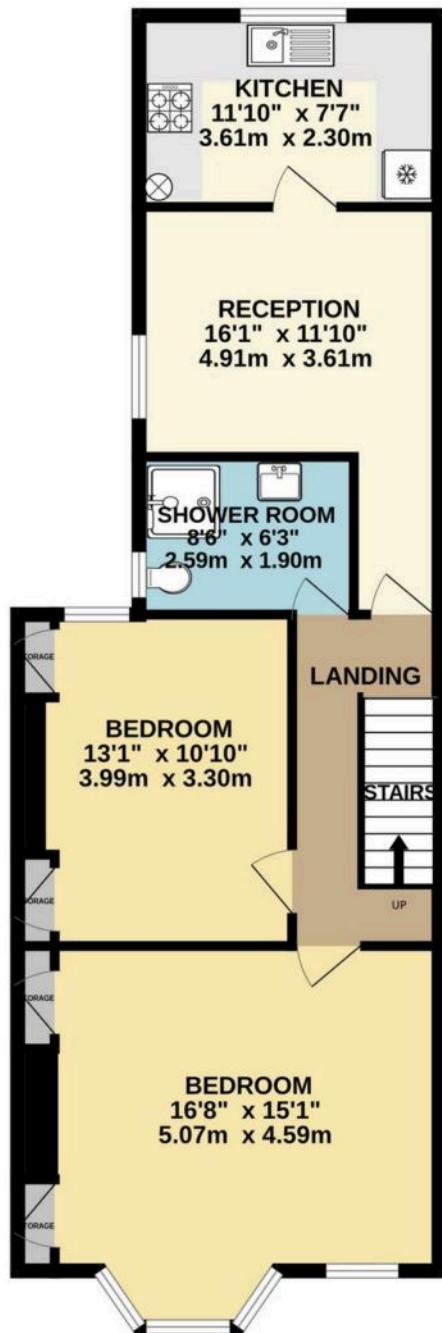


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FIRST FLOOR
700 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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