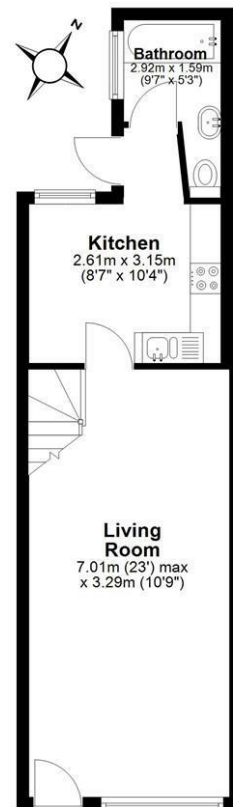
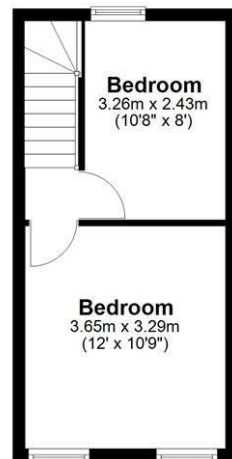


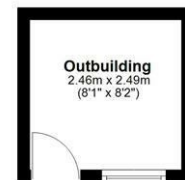
Ground Floor
Approx. 36.4 sq. metres (391.7 sq. feet)



First Floor
Approx. 23.4 sq. metres (252.3 sq. feet)



Outbuilding
Approx. 6.1 sq. metres (65.9 sq. feet)



Total area: approx. 66.0 sq. metres (709.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Dean Street



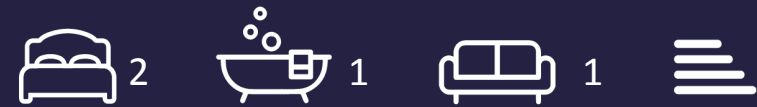
Dean Street, Forest Gate

Offers In Excess Of £500,000 Freehold

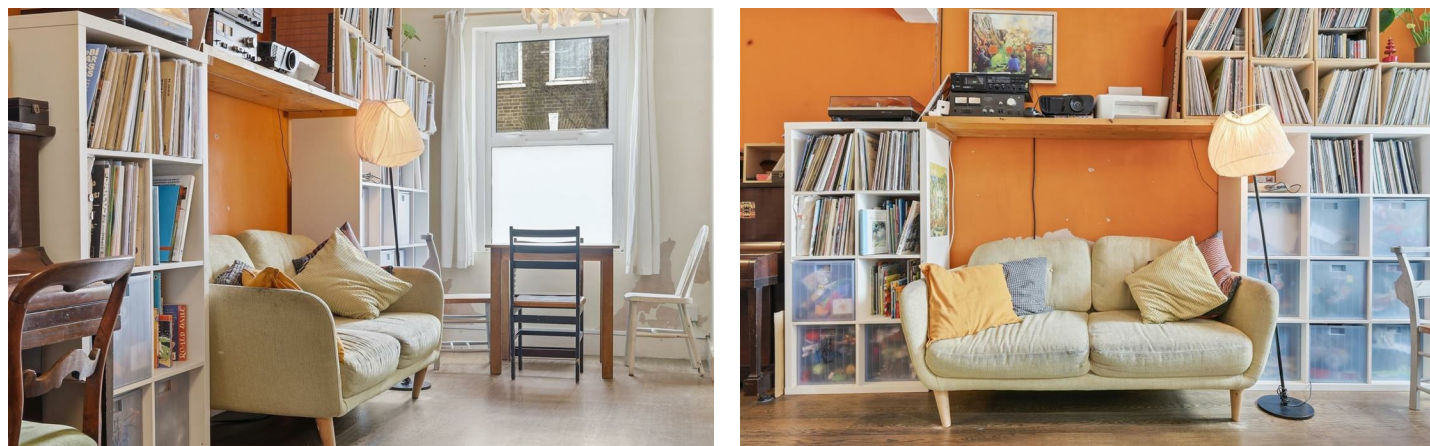
- End of terraced period home
- Large through lounge
- Generous rear garden
- 0.3 Miles to the Suffragette Line
- Two double bedrooms
- Ground floor bathroom
- 0.3 Miles to the Arches
- 0.4 Miles to the Elizabeth Line

Dean Street, Forest Gate

Petty Son & Prestwich are delighted to offer this two double bedroom end of terrace house with generous garden, positioned under half a mile from the Elizabeth Line.



Council Tax Band: C



Positioned in the middle of a little residential street, this end of terrace home enjoys the green open space of Odessa Park just at the end of the road - ideal for a quick dog walk, a kickabout, or a game on the tennis courts. Less than half a mile away you'll find the much-loved local "arches", home to Wild Goose Bakery (for dangerously good bakes and pastries) plus a host of independent spots. Wanstead Park and Forest Gate stations are both a short stroll away (around 0.3 - 0.4 miles), with Forest Gate on the Elizabeth Line, meaning quick, easy links straight into central London and beyond.

10'8" x 7'12"

The property itself retains the classic Victorian footprint but has been opened up to the ground floor. What was once a small entrance porch leading to two separate reception rooms has been combined to create one generous open-plan space. This allows the sizeable footprint to be enjoyed as one large room or, easily arranged into separate living and dining areas depending on how you choose to furnish it.

To the rear, the kitchen leads through to a small lobby providing access to both the garden and the ground floor bathroom.

Upstairs, the first floor offers two well-proportioned double bedrooms, along with access to useful loft storage.

The rear garden is a good size for the area and includes an outbuilding at the far end with electricity connected, currently used as a music studio.

EPC Rating: D55/C78

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room

22'12" x 10'10"

Kitchen

8'7" x 10'4"

Bedroom

11'12" x 10'10"

Bedroom