

WELLINGTON ROAD

London E7 9BP



TOP FLOOR PURPOSE BUILT FLAT

TWO DOUBLE BEDROOMS

BRIGHT & SPACIOUS RECEPTION (CURRENTLY USED AS BEDROOM)

MODERN KITCHEN-DINING ROOM

EN-SUITE TO PRIMARY & FAMILY BATH/WC

DIRECT ACCESS TO OWN BALCONY

EXTENSIVE COMMUNAL ROOF TERRACE

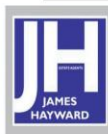
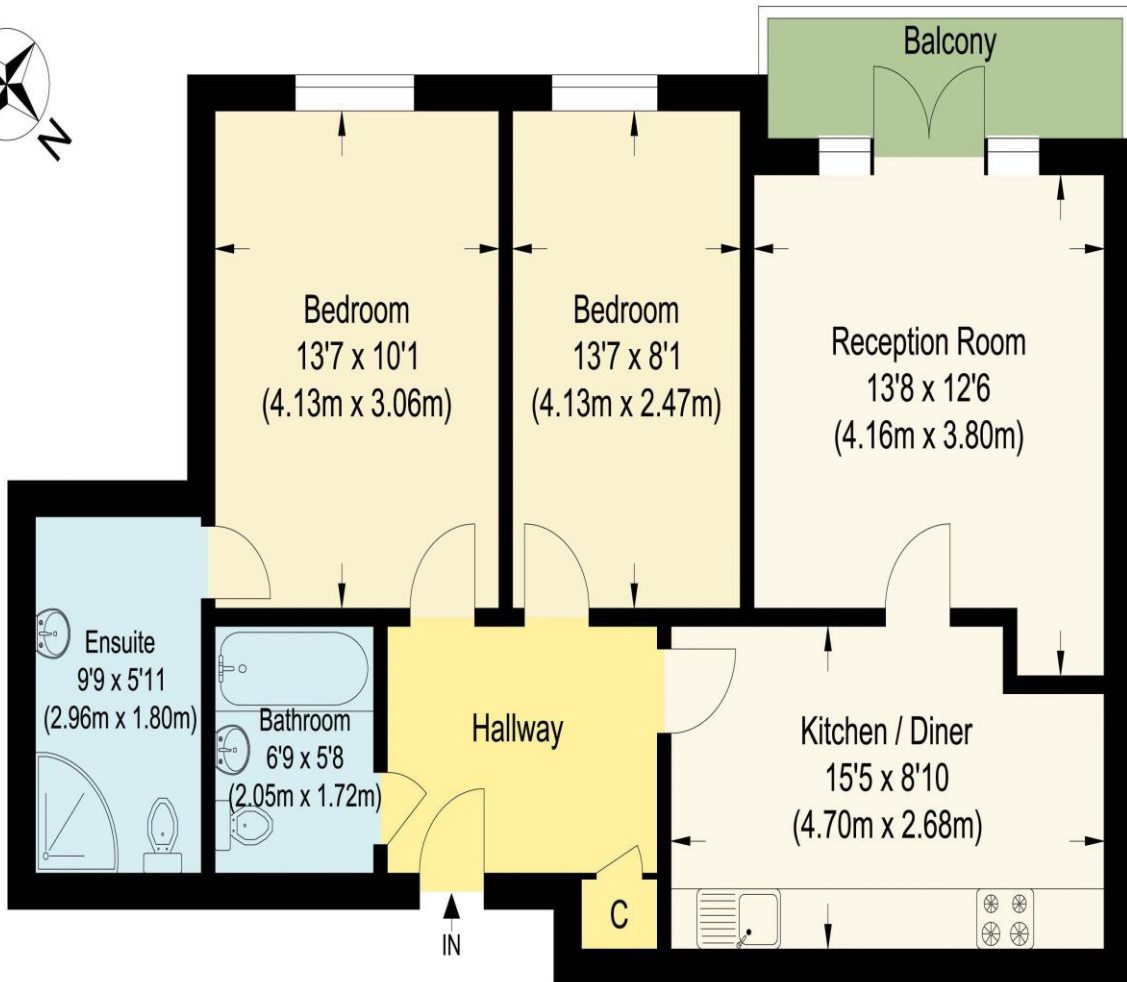
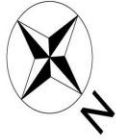
PRIVATE PARKING

£399,995

Leasehold

James Hayward are pleased to present and well maintained, two double bedroom, top floor flat with own walk on balcony and private parking. The property benefits from spacious living accommodation including kitchen-dining room, reception (currently used as a bedroom) en-suite shower to primary bedroom and a family bathroom. There is also an extensive communal roof terrace for outdoor entertaining. The apartment is conveniently situated for local shops, bars and restaurants and is within easy reach of Both Wanstead Park & Forest Gate main line stations; Wanstead flats offering green space is also close by. Council Tax Band: C





Wellington Building E7

Approximate Gross Internal Floor Area : 68.30 sq m / 735.17 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

Flat 11 Wellington Building 108-118 Wellington Road LONDON E7 9BP	Energy rating C	Valid until: 26 October 2026
		Certificate number: 9848-7940-7280-4686-1924

Property type	Top-floor flat
Total floor area	74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/9848-7940-7280-4686-1924>

1/5

Viewing: Strictly by appointment via owner's Agent

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000