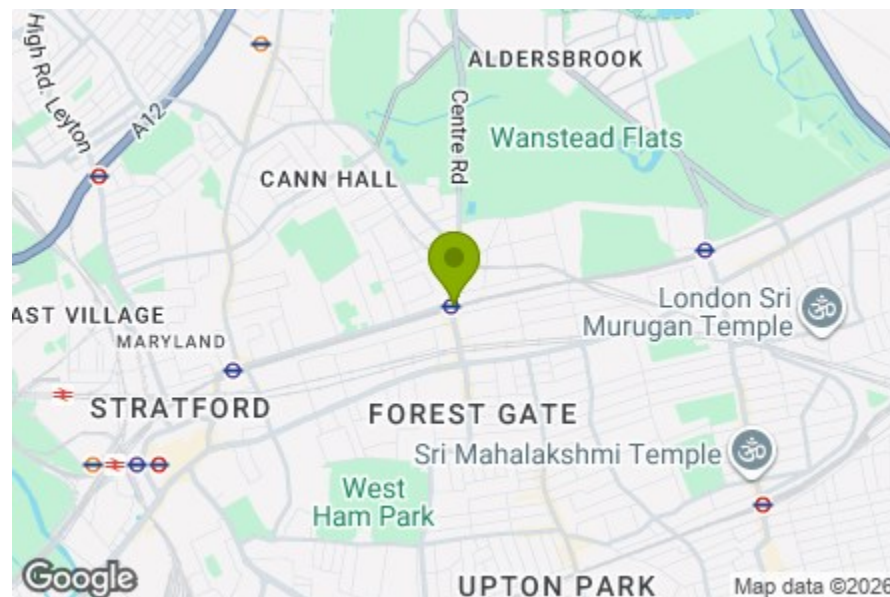


Kitchen/ Reception Room
12'4" x 17'8"

Bedroom
8'11" x 13'7"

Bathroom
7'4" x 5'6"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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	



WOODGRANGE ROAD, FOREST GATE

Offers In Excess Of £285,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Close to Forest Gate Station
- Good Decorative Order
- Close to Wanstead Flats
- Shared Roof Terrace
- High Ceilings
- Long Lease
- Colourful Stained Windows

A bright one-bedroom apartment set along Woodgrange Road, right in the heart of Forest Gate, with the Elizabeth line, Wanstead Flats and a brilliant mix of local favourites close by. High ceilings, good decorative order, a roof terrace and a long lease all add to the appeal, creating an easy, characterful home in a wonderfully connected E7 spot.

REQUEST A VIEWING
0203 397 2222

E11, E7, E12 & E15
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E4 & N17
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IF YOU LIVED HERE....

The open plan kitchen and reception room has a lovely sense of height, with tall ceilings, wood flooring and generous windows drawing in plenty of natural light. The kitchen sits neatly along one side, finished with white tiling, and sleek cabinetry leaving plenty of room for relaxing, eating and entertaining.

The bedroom feels calm and comfortable, with wood flooring and a warm, simple finish. There's useful built-in storage off the hall, while the bathroom is neatly presented with a bath and overhead shower.

Up on the shared roof terrace you'll be able to enjoy a

morning coffee, a quiet read or an evening drink accompanied by cityscape views stretching from Canary Wharf to Alexandra Palace.

WHAT ELSE?

- Forest Gate station is close by, giving you quick Elizabeth line connections across London.
- Close to Wanstead Park train station giving us access to the Suffragette Overground line.
- Wanstead Flats is within easy reach for long walks, weekend runs and a welcome hit of open sky.
- Local favourites include Giovanna's Deli & Wine, Ramble Café, The Holly Tree, Forest Tavern and the arches around Winchelsea Road, with Wild Goose Bakery and Wanstead Kitchen adding even more neighbourhood charm.



A WORD FROM THE OWNER...

"We absolutely love our flat. The high ceilings and big windows - the huge sash window in the bedroom and the colourful windows in the living room are some of our favourite parts.

When we were looking all we could find in our budget were pokey little flats with zero character.

Walking into our flat felt like home. We were so pleased to find a decent sized bedroom and bathroom, a homely feel and unique features.

On top of this, its location - close to two stations, lots of bus routes, a short walk to huge green spaces - Epping Forest, and a neighbourhood full of charm; a Saturday market, a yearly Forest Gate festival and pride in the area. We love going for runs on Wanstead Flats, working out at The Gym Factory, saunas at E7 movement, breakfast at Wild Goose Bakery, pints at the Forest Tavern and so much more."

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