

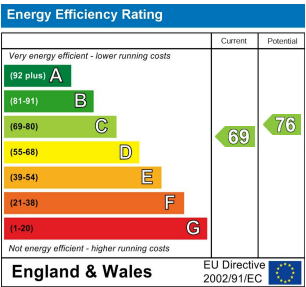
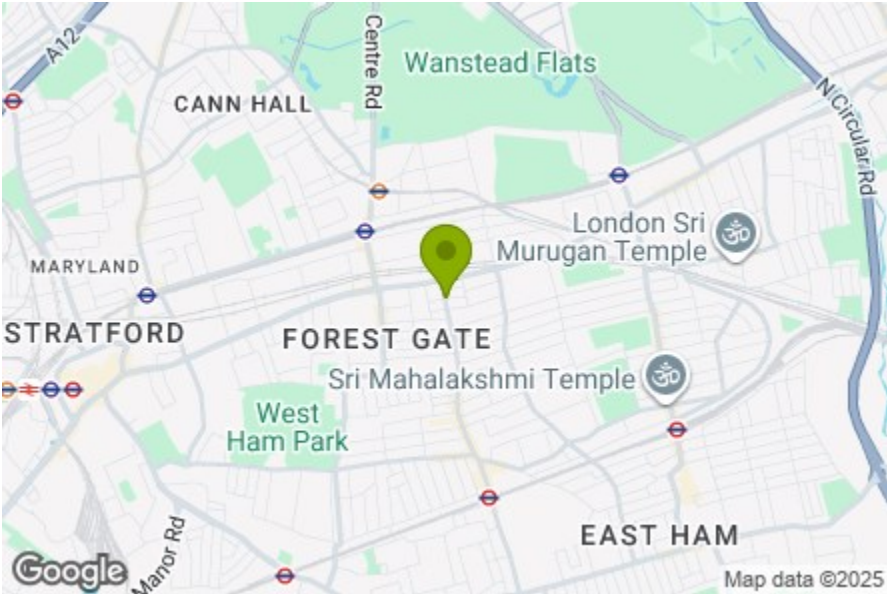
Reception Room
13'6" x 11'8"

Kitchen
12'6" x 9'3"

Bedroom
10'0" x 9'6"

Bathroom
6'0" x 5'7"

Total Area: 43.8 m² ... 472 ft² (excluding cellar)
All measurements are approximate and for display purposes only.



GREEN STREET, FOREST GATE

Offers In Excess Of £250,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom Apartment
- 125 Year Lease
- Victorian Conversion
- Chain Free
- Private Garden
- Close to Forest Gate Station
- Ground Floor
- Close to Wanstead Flats

Set on the ground floor, this classic one-bedroom Victorian conversion offers a wealth of features inside and out, from the private west-facing garden to the dine-in kitchen. As for the location, it's just a short hop from the excellent amenities of Forest Gate and the greenery of Wanstead Flats while public transport is excellent -there are several different stations within walking distance (Forest Gate for the Elizabeth line and Woodgrange Park for the Overground). It's on the market chain-free too.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll love the sense of space in this Victorian conversion, carefully planned for comfortable living. The layout includes a bright reception, a generous dine-in kitchen, and a private west-facing garden, giving you a wider choice of living spaces.

The double bedroom is spacious, finished in bright decor with carpeting underfoot. The bathroom is equally modern, featuring sleek fittings, marble-style tiling and an over-tub shower.

The reception benefits from bay windows and crisp decor, while the kitchen offers contemporary units, integrated appliances and room for dining.

To the rear, the west-facing garden is a peaceful retreat, handily low-maintenance and enclosed on one side by brickwork for a sense of seclusion and charm.

Beyond, you'll be delighted to find some fantastic amenities

within strolling distance. Start with a walk to Wanstead Flats, ideal for dog-walkers, fitness fans and picnickers. On the way there, stop off at the Ramble Cafe for a coffee and cinnamon bun, or stroll a bit further to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery, but you're sure to uncover some gems of your own in this dynamic neighbourhood.

WHAT ELSE?

- Forest Gate station is around 11 minutes on foot for the Elizabeth line and Woodgrange Park is 14 minutes for the Suffragette Overground.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short four minute hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).
- As well as having Wanstead Flats for greenery, you're also a short walk from West Ham Park and Plashet Park - there's no shortage of nature!



A WORD FROM THE EXPERT....

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or meet friends for a drink at Joyau. Or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW
E12 BRANCH MANAGER

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