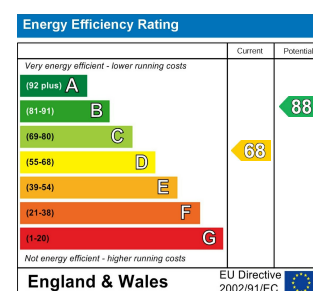


A map of the Cann Hall area in East London. A green pin marks the location of Cann Hall. Surrounding areas include Leyton Grange Estate to the northwest, Aldersbrook to the northeast, Wanstead Flats to the east, Stratford to the southwest, Forest Gate to the south, and West Ham Park to the south. Major roads shown are A12, Romford Rd, and High St. Landmarks include Queen Elizabeth Olympic Park and V&A East Storehouse. The map is credited to Google and shows data from 2020.



- Two Bed Terraced House
- Recently Refurbished
- Very Well Presented
- Extended Kitchen/ Diner
- Large Family Bathroom With Separate Bath And Shower
- Garden Studio
- South Facing Garden
- Short Walk To Wanstead Flats
- Close To Both Forest Gate And Maryland Stations

Set across two floors, this two-bedroom terraced house has been recently refurbished and is presented in excellent condition throughout. The layout has been thoughtfully extended to create a generous kitchen and dining area that works naturally for modern living. Outside, the addition of a garden studio offers valuable flexibility, whether for work, hobbies or downtime. The home sits within easy reach of both Forest Gate and Maryland stations, making day-to-day travel straightforward. Wanstead Flats is also just a short walk away, providing open green surroundings that balance city living with access to nature.

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IF YOU LIVED HERE...

From the outset, the house makes a confident impression, with warm London stock brickwork and dark-framed windows giving the frontage a well-balanced, welcoming feel. Step inside and the hallway leads through to a reception room that feels immediately inviting, with timber flooring underfoot and an easy, lived-in atmosphere. It's a room shaped around everyday comfort, drawing you naturally onwards into the kitchen and dining area beyond. Here, exposed brickwork brings depth and texture, while multiple skylights overhead flood the room with daylight throughout the day. Glazed doors open straight onto the garden, creating a natural flow for entertaining, long dinners and slow weekends at home. Beyond the house, the south-facing garden unfolds along gently winding paths, framed by established planting that lends privacy and softness. At the far end sits a thoughtfully designed studio, its dark exterior sitting comfortably within the greenery. Inside, overhead glazing and garden-facing windows create a focused yet relaxed retreat, ideal for working, creating or simply stepping away from the main house. Back inside, the bathroom sits off the hallway and includes a useful storage and utility cupboard. Pale tiling wraps the room in a cohesive finish, with a freestanding bath and separate shower set beneath a generous window that lifts the overall feel. Upstairs, the two bedrooms are comfortably arranged and finished with timber floorboards and generous windows. One is positioned at the front of the house, with the other enjoying a quieter outlook to the rear, each offering a restful and

well-balanced setting. Life here comes with easy access to some of East London's most appealing outdoor and social spots. Tamping Grounds is close by for a coffee or relaxed brunch before heading out onto Wanstead Flats, part of the wider Epping Forest, where wide skies and open ground invite long walks and time outdoors. The Forest Gate Railway Arches have become a lively local destination, with The Wanstead Tap offering a relaxed atmosphere with regular live events, and Joyau known for its considered food and wine. A little further on in the other direction, East Village adds further variety with its mix of places to eat and shop, while Leytonstone Tavern remains a popular choice for long lunches and evenings out. WHAT ELSE? Getting around is straightforward, with Maryland Station reached in around 14 minutes on foot, offering fast connections across London via the Elizabeth line. Forest Gate Station is just over a 15-minute walk away, providing another convenient option on the same line, while Wanstead Park Station is also just over 15 minutes on foot, opening up easy Overground connections across East and North London.



A WORD FROM THE EXPERT...

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture".

BEN CHARLETON
E11 BRANCH MANAGER

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