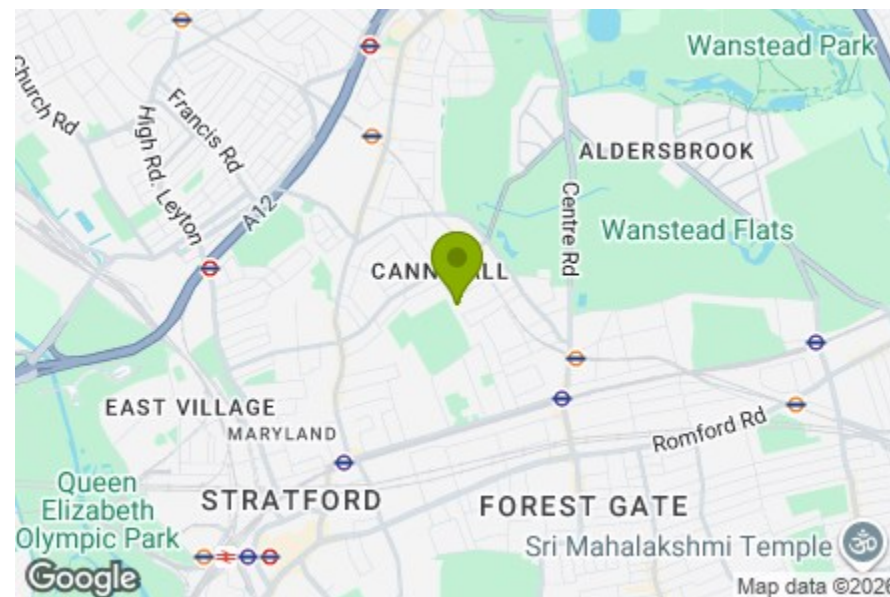


Kitchen/Dining/Reception Room  
10'7" x 23'9"

Bathroom  
5'10" x 6'2"

Bedroom  
9'3" x 13'0"

Garden  
approx 14'9" x 25'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	78
		EU Directive 2002/91/EC	



## ODESSA ROAD, FOREST GATE

Offers In Excess Of £375,000 Leasehold  
1 Bed Flat



### Features:

- One Bedroom Flat
- Ground Floor
- Private Garden
- Victorian Conversion
- Bay Fronted Reception
- Open Plan Kitchen/Reception
- Close To Wanstead Flats
- Short Walk To The Elizabeth Line

A bright and characterful one bedroom ground floor flat with a private garden, set within a Victorian conversion on Odessa Road, just a short walk from the Elizabeth line and moments from the open green sweep of Wanstead Flats. With a generous bay fronted reception and a long open plan kitchen, dining and living space, this is an inviting home with a lovely sense of privacy and flow.

REQUEST A VIEWING  
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### IF YOU LIVED HERE...

You'd step into a home that feels calm, considered and easy to settle into. At the front, the bay fronted reception brings in plenty of natural light, with soft tones, timber flooring and well judged proportions creating a warm first impression. This open plan room stretches back into the kitchen and dining space, making day to day living feel sociable and unfussy, whether you are cooking for friends, working from home at the table or simply enjoying a quiet evening in. The kitchen itself is neatly arranged with clean, minimal cabinetry, dark worktops and a breakfast bar that gently defines the space without interrupting the flow.

To the rear, the bedroom is tucked away from the street, giving it a more restful feel, while the bathroom sits centrally and is finished in a smart, modern style with a bath and overhead shower. Outside, the private garden offers a lovely extension of the living space, with room for dining, planting and relaxing in warmer months. Altogether, it is a well laid out home of around 468 square feet, thoughtfully arranged and well suited to first

time buyers looking for a good balance of calm and connection.

### WHAT ELSE?

Wanstead Flats is close at hand, ideal for morning walks, weekend runs or simply a change of pace when you want a little more sky and greenery.

Forest Gate station is within easy reach for the Elizabeth line, giving you swift, straightforward connections into the City, Canary Wharf and across London.

You're well placed for the independent cafés, restaurants and everyday amenities that make Forest Gate such a well loved East London pocket.

Set on a residential street of handsome period homes, Odessa Road has that appealing sense of neighbourhood while still keeping you close to everything you need.



### A WORD FROM THE OWNER...

"This was our first home as a couple, and moving to Forest Gate introduced us to an area we quickly fell in love with. There's a genuine sense of community here - friendly neighbours, great local spots, and a welcoming atmosphere that made it feel like home from day one.

We've especially enjoyed the fantastic local amenities. The nearby pubs and independent coffee shops give the area real character, and places like The Holly Tree quickly became favourites. It is a brilliant spot with a unique charm (and a train you can ride!).

One of the highlights of living here is the balance between green space and connectivity. Wanstead Flats is perfect for long walks and getting out into nature, while the Elizabeth line means you can be in Central London in no time. Having both on your doorstep is incredibly special.

We also loved spending time in Wanstead Park, whether it was feeding the ducks or enjoying a relaxed walk. The area is ideal for exploring the best of East

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