



## Clinton Road, Forest Gate, London, E7

£600,000

Share of Freehold

**FOR SALE**

 1  2  3

- Modern New Build Penthouse Apartment
- Share of the freehold
- Fully Fitted Kitchen with Integrated Appliances
- Open Plan Kitchen, Living & Dining Area
- Green Space in abundance with Wanstead Flats, Hollow Ponds & Epping Forest
- Private Terrace
- Forest Gate Crossrail Station: 0.3 mile
- EPC Rating: B (88)
- Chain-free
- Internal 1033 sq ft (96 sq m)

A “box fresh” three bedroom, new build flat on Clinton Road. Situated on the third floor, it’s one of just seven flats in this stunning new development.

The ground floor communal reception is beautiful, but wait until you see the flat itself! This capacious property (96 square metres or over 1000 square feet) is a stunner. All the rooms are well proportioned, with an abundance of natural light – exactly what buyers are looking for. The open plan kitchen/reception room is the perfect example of this. It combines sleek fitted kitchen units, and plenty of space to both relax and dine. There is also access to the private balcony, offering fantastic views across the rooftops. The three bedrooms are all generously proportioned, with ample room for free standing storage. The principal bedroom has an en suite shower room, whilst there is also a three piece family bathroom.

The flat is brilliantly located for all things E7. The Winchelsea arches, home to many a startup business, are just around the corner, as is The Holly Tree pub. The daily commute is a doddle, thanks to the close proximity of Wanstead Park and Forest Gate stations, the latter of which is served by the Elizabeth Line.

If you’re looking for a new build flat, this might very well be the one for you. Shall we take a look?

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## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase leading to third floor and flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to open plan lounge/kitchen/diner, bedroom one, bedroom two, bedroom three & bathroom.

### Kitchen/Dining/Reception Room

21'5 x 16'2

Sliding patio doors leading onto balcony.

### Bedroom One

18'4 x 8'11

### Ensuite

6'11 x 5'6

### Bedroom Two

16'3 x 7'9

### Bedroom Three

13'11 x 11'5

Access to walk-in wardrobe. Door to:

### Bathroom

8'2 x 5'6

### Storage

### Balcony

13'2 x 7'6

### Additional Information:

Tenure: Share of the freehold

Head lease term: New 999 year lease

Local Authority: London Borough Of Waltham Forest

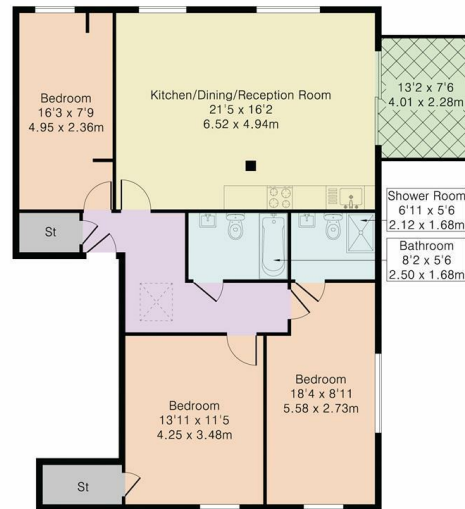
Council Tax Band: New build not available yet.

### Disclaimer

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN

Approximate Gross Internal Area 1033 sq ft – 96 sq m



Third Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## EPC RATING

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		88	88
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## MAP



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