




## Clinton Road, Forest Gate, London, E7

£375,000

Share of Freehold

**FOR SALE**

 1  1  1

- Modern New Build Apartment
- Share of the freehold
- Open Plan Kitchen, Living & Dining Area
- Fully Fitted Kitchen with Integrated Appliances
- Green Space in abundance with Wanstead Flats, Hollow Ponds & Epping Forest
- Private Balcony
- Forest Gate Crossrail station: 0.3 mile
- EPC Rating: B (87)
- Chain-free
- Internal: 543 sq ft (50 sq m)

A "fresh out of box" new build flat on Clinton Road. Situated on the first floor, it's one of just seven flats in this stunning new building.

The ground floor communal reception hints at the level of finish you will find in the flat itself, but you'll still be blown away when you walk through the entrance door. This is a property where new build practicality meets beautiful presentation and styling. The rooms are well proportioned and light - exactly what buyers are looking for. The open plan kitchen/reception room is the perfect example of this. At one end there is a cosy lounge area, and at the other a fantastic kitchen diner, which offers views out via the full height windows, as well as access to the private balcony. The bedroom is a solid double, with ample room for free standing storage, and another access point for the balcony. Finally there is the fully tiled, three piece family bathroom, with shower over the tub.

The flat is brilliantly located for all things Forest Gate. The Winchelsea arches, home to many a start up 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 first floor and flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Open Plan Lounge/Kitchen

27'2 x 11'1

### Bedroom

14'8 x 9'9

Sliding patio doors leading onto balcony.

### Bathroom

6'2 x 5'6

### Storage Cupboard

### Balcony

9'6 x 3'11

### Additional information:

Tenure: Share of the freehold

Head lease term: New 999 year lease

Local Authority: London Borough Of Waltham Forest

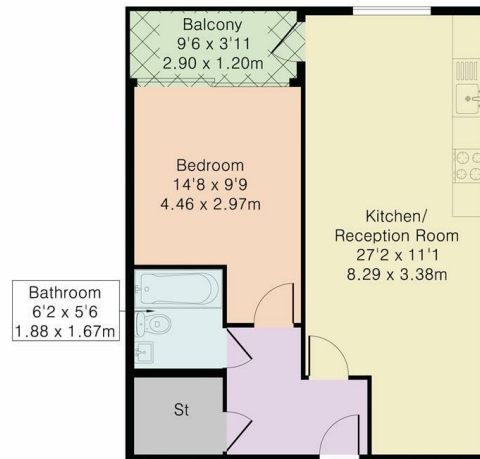
Council Tax Band: New build not available yet.

### 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 543 sq ft – 50 sq m



First 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>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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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