




## Clinton Road, Forest Gate, London, E7

Offers In Excess Of £560,000

Share of Freehold

**FOR SALE**

 1  1  3

- Modern New Build Apartment
- Share of the freehold
- Buying incentives available
- 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 (88)
- Chain-free
- Internal: 890 sq ft (83 sq m)

A brand spanking new, three bedroom flat on Clinton Road. Situated on the second floor, it's one of just seven flats in this brilliant new development.

This fantastic flat is thoughtfully laid out, with all of the rooms off of a central hallway. On the left hand side are the bedrooms. All are well proportioned and light, with the main bedroom offering dual aspect windows and access to the balcony.

The balcony can also be accessed from the "living" part of this flat – the large, open plan kitchen/reception room. It combines sleek fitted kitchen units, and plenty of space to both relax and dine. It also offers views across the rooftops, thanks to the large floor to ceiling sliding glass doors.

Rounding things off is the beautiful three piece family bathroom, which is worthy of a high end hotel.

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?

# Clinton Road, Forest Gate, London, E7

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase leading to second floor and flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Open Plan Lounge/Kitchen/diner

17'9 x 15'10

Sliding patio doors leading onto balcony.

### Bedroom One

16'1 x 10'8

### Bedroom Two

13'3 x 11'5

### Bedroom Three

11'7 x 8'5

### Bathroom

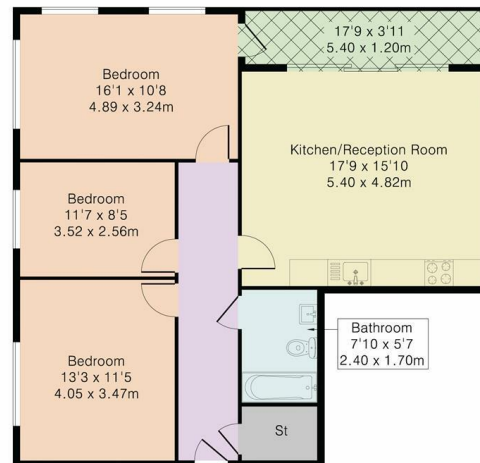
7'10 x 5'7

### Balcony

17'9 x 3'11

## FLOORPLAN

Approximate Gross Internal Area 890 sq ft – 83 sq m



Second Floor

### 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).



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>		
(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



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

