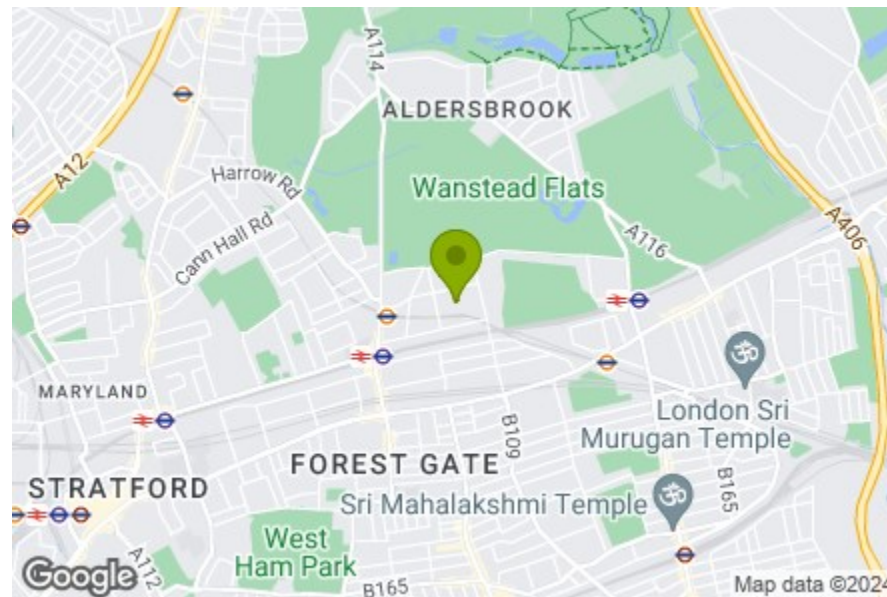


- Bedroom
11'5" x 11'1"
- Bedroom
9'6" x 11'3"
- Kitchen / Dining Room
10'1" x 23'3"
- Bathroom
9'10" x 7'6"
- WC
- Study
11'3" x 10'5"
- Conservatory
- Basement
15'1" x 18'7"
- Garden
approx. 48'10" x 12'9"

Total Area (Excluding Basement): 82.0 m² - 883 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	56
(39-54) E	
(21-38) F	
(1-20) G	71
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



LATIMER ROAD, FOREST GATE

Offers In Excess Of £350,000 Share of Freehold 2 Bed Apartment - Conversion



Features:

- Cash Buyers Only
- Victorian Conversion
- Two Bedrooms
- Close to Forest Gate Station
- Original Features
- Forest Gate Village
- Close to Wanstead Flats
- Garden
- Share of Freehold

CASH BUYERS ONLY

A substantial two bedroom ground floor apartment, also featuring a conservatory, study and basement, all brimming with vintage character over almost 900 square feet. It's all enviably located in sought after Forest Gate Village.

There's some work still to be done here and there, but this is a perfectly placed treasure trove of original style, with all kinds of period features waiting to be bought back to life.

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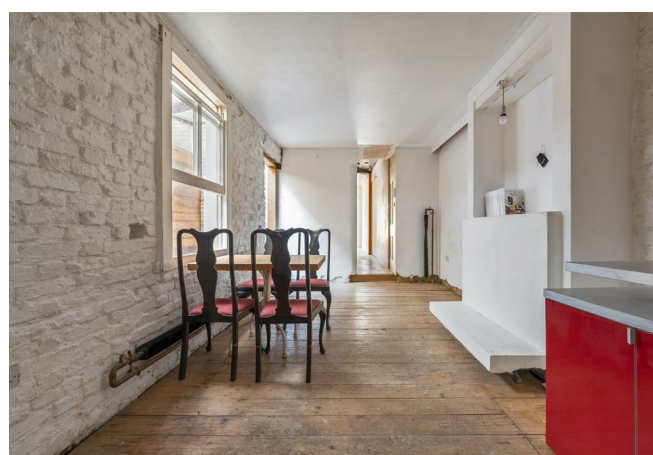
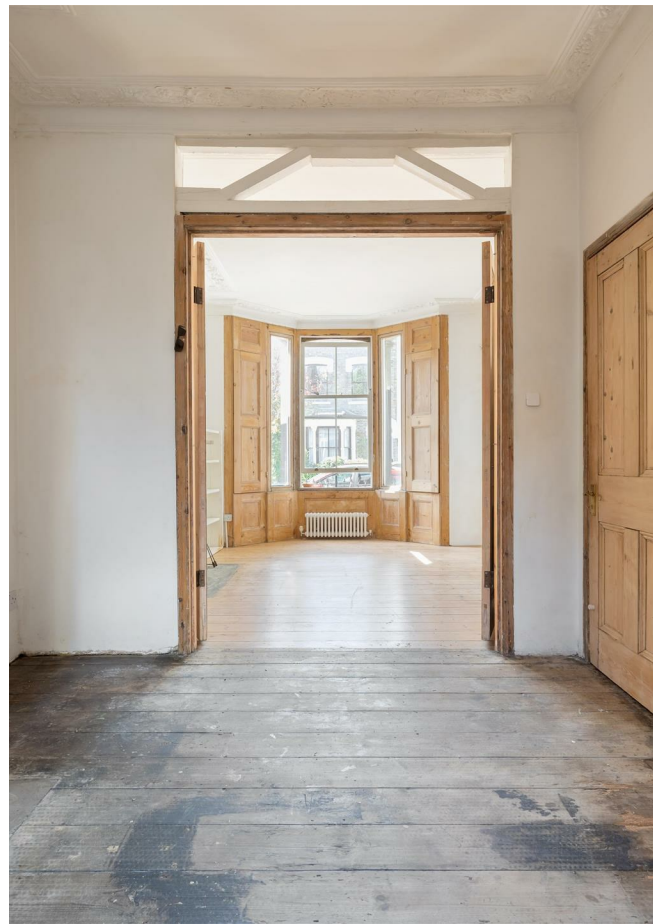
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IF YOU LIVED HERE...

First stop will be your 120 square foot principal bedroom. Full of vintage style from the wooden shutters on the windows to the lovingly restored original timber floorboards and the gorgeous exposed brick hearth and mantel, this is a complete and characterful welcome to your new home. Double doors lead to your second sleeper, where you also have direct access to the corridor and your conservatory, a bright timber panelled corridor, alive with possibility.

Moving towards the rear, and the 230 square foot kitchen/diner is a real showcase for the sheer potential of the place. In here you have more vintage floorboards, exposed brick walls and a box fresh suite of glossy red cabinets with chunky worktops. Next is your bathroom, a sauna-style affair with lovely warm timber panelling plus a stainless steel tub surround. Finally to the rear your study is beautifully bright with skylight and floor to ceiling windows looking out to the garden. Potentially even a third bedroom.

Outside and your location needs no improvement. Wanstead Flats - once the favoured playground of Tudor kings and still the greatest green expanse for miles around - is just three minutes on foot. Forest Gate station, meanwhile, is

less than a half a mile from your front door for direct fourteen minute runs to Liverpool Street or twenty minute trips to Tottenham Court Road via the Elizabeth line. So whether you're headed for the City or West End, you couldn't be better connected.

WHAT ELSE?

- The railway arches of Winchelsea Road are just ten minutes around the corner, home to a collection of much loved cafes, bars and restaurants. From Pretty Decent Beer to Wild Goose Bakery, there's a diverse range of spots to tickle your tastebuds
- Lush and secluded, your garden has plenty of scope to become a real tranquil outdoor solace. And your basement offers 270 square feet of further space, great for storage or possibly even further development.
- Wanstead Park overground is just six minutes walk for the Gospel Oak to Barking Riverside line, your direct route to the River Thames.



A WORD FROM THE OWNER...

"The flat belonged to my parents from the 1960s. I bought the flat from my parents, which was in a dilapidated state. An extensive amount of work was needed to bring it up to its present state, for example, all the existing plastered walls had to be removed and was rendered and plaster skim coated; the rotten floor boards to the dining area were replaced with reclaimed pine floor boards from Liverpool (1880); a designer bathroom, improved conservatory and a rear studio added over 20 years ago.

I have returned to enjoy Wanstead Park and its amenities, short drive to Epping Forest which has a history connected to Henry VIII. The area has changed to include more smaller cafes and better shopping experience. Close to Stratford Westfield, there is access to the University of East London and West Ham football stadium. The new Elizabeth Line will take you to Tottenham Ct. Rd within 20mins or Paddington."

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