

Total Area: 69.1 m² ... 744 ft² (excluding Garden Room - 130 sq feet)
All measurements are approximate and for display purposes only.

- Utility Room
8'5" x 7'1"
- Kitchen
13'2" x 6'0"
- Bathroom
9'2" x 6'3"
- Reception Room
15'1" x 10'2"
- Bedroom
12'5" x 11'9"
- Bedroom
12'5" x 11'8"
- Garden
65'7" x 32'9" max
- Garden Room
13'1" x 9'10"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ODESSA ROAD, FOREST GATE

Offers In Excess Of £400,000 Leasehold 2 Bed Apartment - Conversion



Features:

- First Floor Victorian Conversion
- Private Garden
- Garden Studio
- Good Decorative Order
- Two Bedrooms
- Close to Forest Gate Station
- Side Access

This two bedroom apartment in a detached house in Forest Gate has its own private garden with a garden studio. Located close to the centre of this thriving neighbourhood, it's just a short walk to the wide range of shops and cafes, and the Elizabeth Line station.

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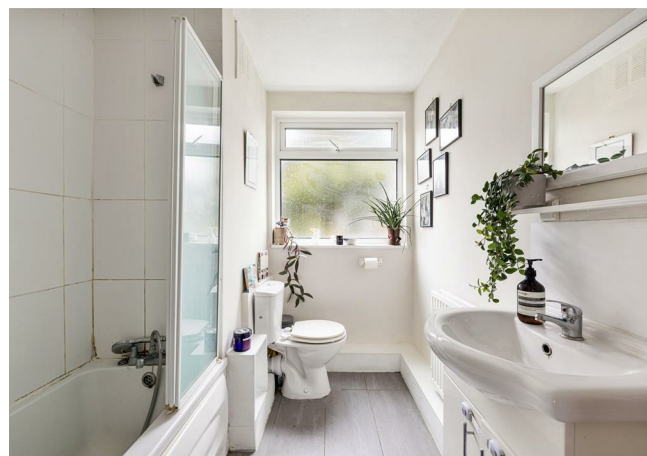
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IF YOU LIVED HERE...

You'd love living in this spacious apartment with lots of room both indoors and out. Entering through your private ground floor front door you come into a generously sized square hallway with attractive floor tiles that also serves as a utility room. Stairs lead up to the first floor, where the large landing has a wide open doorway to the living room and doors to all other rooms.

The open doorway to the living room creates an open plan feel and a great sense of space. The whole area is flooded with natural light from large picture windows with leafy garden views in the living room. At 4.6m long this room easily accommodates a lounge area and dining zone, and it's conveniently adjacent to the separate kitchen. Smart handleless fitted wall and floor cabinets line one wall of the kitchen, providing ample worktop space and housing integrated appliances. With lovely garden views through the window above the sink, this is a great place to prep, cook or do the washing up!

The main bedroom is a serene space with subtle décor and a lovely wood floor. At 3.8m by 3.6m there's lots of space for a kingsize bed and bedroom furniture. The second bedroom, also a double with a wood floor, has shelves built-in to the two alcoves. The bathroom has great natural light and ventilation from a large obscured glass window and is fitted with a bath with a mixer shower and tiled surround, a

washbasin console, and a freestanding WC.

The apartment has its own section of the rear garden, accessed via the ground floor door or the gated alley that runs along the side of the house. This is a good size (measuring 10m x 20m max) and has been landscaped to provide a low-maintenance space for year round use with areas of gravel, terrace, lawn, and beds for planting. The highlight is the garden room which measures 3m x 4m and has a wood floor and excellent natural light thanks to full height wraparound windows at one end. This is suited to a wide range of uses, for example as an additional living room, music room or workspace.

WHAT ELSE?

- You'll be living just a five minute walk from the vibrant local neighbourhood centre of Forest Gate with its many local independent shops, cafes and restaurants.
- Transport connections are excellent, with Forest Gate station on the step-free and speedy Elizabeth Line just a five minute walk away offering direct journeys to Stratford (4 minutes), the City (13 min), the West End (18 min), and Heathrow (58 min)
- There are several green spaces within easy walking distance, including Forest Lane Park just a couple of minutes away, Wanstead Flats (10 min), West Ham Park (15 minutes). The 560 acre Olympic Park with its world class sports facilities is also just a couple of miles away.



A WORD FROM THE OWNER...

"We have loved living in this flat and have felt very fortunate to find a home in Forest Gate. So much so that we're looking for our next home in the area as well - but with a bit more room for our toddler. We've done a lot of work on the flat since we moved in, but we were always struck by the quality of light inside, the bright, open feeling - and by the enormous garden, which still feels enormous despite now hosting a garden office. It's also rare for a flat to have two such good sized rooms - plenty of space for our toddler to hurtle around and for us to relax! Forest Gate itself is a brilliant place to live. We've met so many friends here and are constantly bumping into people at the coffee shops, pubs and playgrounds (for anyone with a small child there is the amazing teacher-run Can Club, but otherwise just enjoy the bars!) We hope someone finds a warm home and community here, just like we did!"

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