



Bedroom
12'2" x 5'8"

Reception Room
12'5" x 11'8"

Bedroom
12'7" x 11'8"

Bathroom
7'1" x 6'5"

Kitchen/Diner
12'0" x 11'11"

Total Area: 65.0 m² ... 699 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
		EU Directive 2002/91/EC	

LATIMER ROAD, FOREST GATE

Offers In Excess Of £375,000 Leasehold
2 Bed Apartment



Features:

- Two Bedroom Period Conversion
- Bright Reception
- Large Modern Eat-in Kitchen
- Stylish Family Bathroom
- Chain Free
- Moments To Wanstead Flats
- Close to Forest Gate Station

A lovingly appointed, flawlessly finished two bedroom apartment, on the first floor of a substantial Victorian conversion on the borders of Wanstead Flats. The comprehensive transport links of Forest Gate station are just ten minutes' walk.

There's another transport option nearby too, Wanstead Park overground, for the Gospel Oak to Barking Riverside line, is just a third of a mile on foot.

REQUEST A VIEWING
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IF YOU LIVED HERE...

First stop will be your 150 square foot reception room, with the high ceilings of the period, soft grey carpet underfoot and twin windows letting natural light flood in and make the most of those pristine white walls. Next door your first bedroom's a similarly styled eighty square footer, currently in use as a study.

Your principal bedroom's a generous 125 square foot double, with a similar soft grey and white aesthetic. Next door your bathroom's a designer dream, with split aquamarine and white vertical letterbox tiling and a striking jet black rainfall shower over the tub. Finally, to the rear your kitchen/diner's another fine hosting spot at 130 square feet, dual aspect with blonde herringbone hardwood underfoot, forest green cabinets and plenty of space for dining.

Outside and, as noted, Wanstead Flats is literally a single moment on foot from your new front door. Once the favoured playground of Tudor Kings & Queens, this is still some of the widest, wildest

open green spaces for miles around, and whether you're a jogger or a stroller it's a splendid spot to have on your doorstep. Or if it's a night out you're after then a fifteen minute stroll along the borders of the flats will get you to Winchelsea Road and its collection of bars and restaurants.

WHAT ELSE?

- Forest Gate station is just ten minutes' walk away and will get you straight to Liverpool Street in thirteen via the Elizabeth line, for a speedy door to door City commute. Tottenham Court Road, for the West End, is just six minutes further.
- The property is presented chain free, for that all important hassle-free move.
- Parents will be pleased to find no fewer than eight 'Outstanding' primary/secondary schools all less than a mile away on foot.



A WORD FROM OWNER...

"This is a very friendly and quiet street. It is moments away from Wanstead flats for a run or a walk, or a coffee in the archways. It is close to both the overground and cross rail so easier to get into town. The house itself is spacious and so quiet, and has lovely tree views to the back."

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