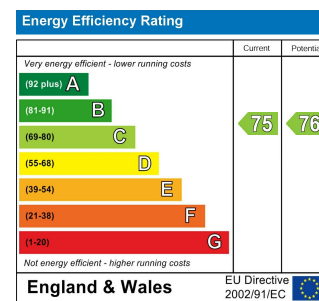
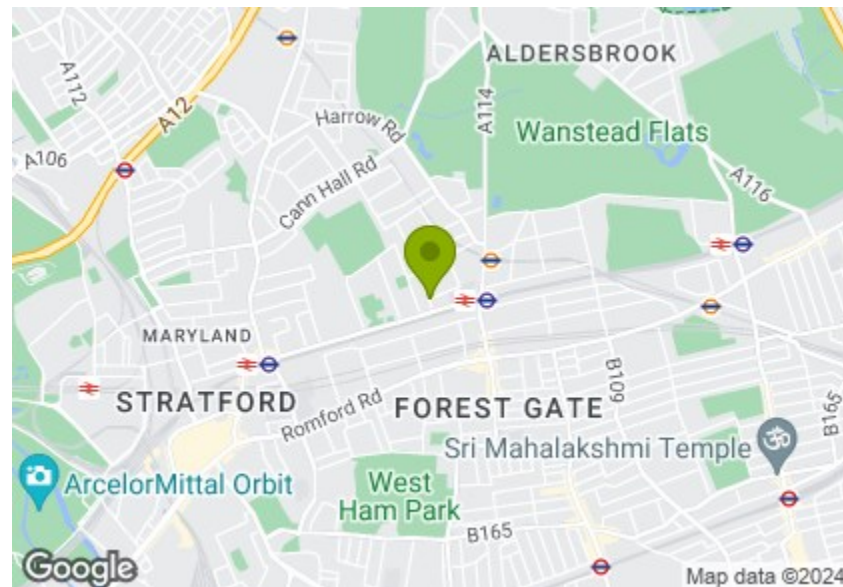


Total Area: 66.3 m<sup>2</sup> ... 713 ft<sup>2</sup> (excluding roof terrace)  
All measurements are approximate and for display purposes only.



## FIELD ROAD, FOREST GATE £465,000 Leasehold 2 Bed Apartment



### Features:

- Penthouse Apartment
- Two Double Bedrooms
- Two Roof Terraces
- Minutes Away from Forest Gate Station
- Chain Free
- Close to Wanstead Flats
- Recently Refurbished

A bright, smart and characterful two bedroom penthouse apartment on the third floor of a modern designer development, just moments from Forest Gate Station. You have twin roof terraces, one a vast wraparound affair with panoramic views.

As well as Forest Gate station on your doorstep, you have the nature of Wanstead Flats and the nightlife of Winchelsea Road just moments away.

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### IF YOU LIVED HERE...

Step inside and your truly impressive, 300 square foot, open plan kitchen/diner is waiting on your left. In here smooth engineered hardwood runs underfoot, and natural light floods in from the twin flanks of floor to ceiling, wall to wall windows opening up onto that wraparound balcony, out here you have timber decks and triumphant views from horizon to horizon. Glorious.

Back inside, your kitchen area's decked out with soft grey cabinetry, chunky white worktops and a full suite of integrated appliances, setting the high end tone for your superb hosting space. Your principal bedroom, a sleek 150 square foot double, also features floor to ceiling windows giving onto your wraparound balcony. Bedroom two leads to your second terrace, a more modest secluded affair perfect for morning coffee. Finally your family bathroom's finished in sage green and white, fully tiled from tub to ceiling.

Outside and, as noted, it's less than a half mile on foot to Forest Gate station, for the speedy new Elizabeth line, direct thirteen minute connections to Liverpool Street and a door to door City commute of well under half an hour. You're well served for nature here too, with the great green expanse of Wanstead Flats just ten minutes away on foot. The ideal spot for a canter, you can run for miles and forget you're in London.

### WHAT ELSE?

- Winchelsea Road, the heart of a local cluster of independent cafes, bars and restaurants starts around five minutes from your front door with the much loved Wild Goose Bakery. A bit of exploration here will turn up a host of new favourites.
- The property is presented chain free, for that all important speedy and hassle free move.
- Wanstead Park overground, another transport option, is just five minutes' walk for the Gospel Oak to Barking Riverside Line, your direct line to the River Thames.



### A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or meet friends for a drink at Burgess & Hall Wines (Roz and Paul there really know their grapes!). Or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW  
E7 BRANCH MANAGER

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**Kitchen / Reception Room**  
22'2" x 16'4"

**Roof Terrace**  
14'7" x 5'7"

**Bedroom**  
14'6" x 10'9"

**Roof Terrace**  
37'6" x 22'6"

**Bedroom**  
11'0" x 7'7"

**Bathroom**  
6'6" x 6'6"

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