

FIRST FLOOR

Total Area (Excluding Terrace): 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup>

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.

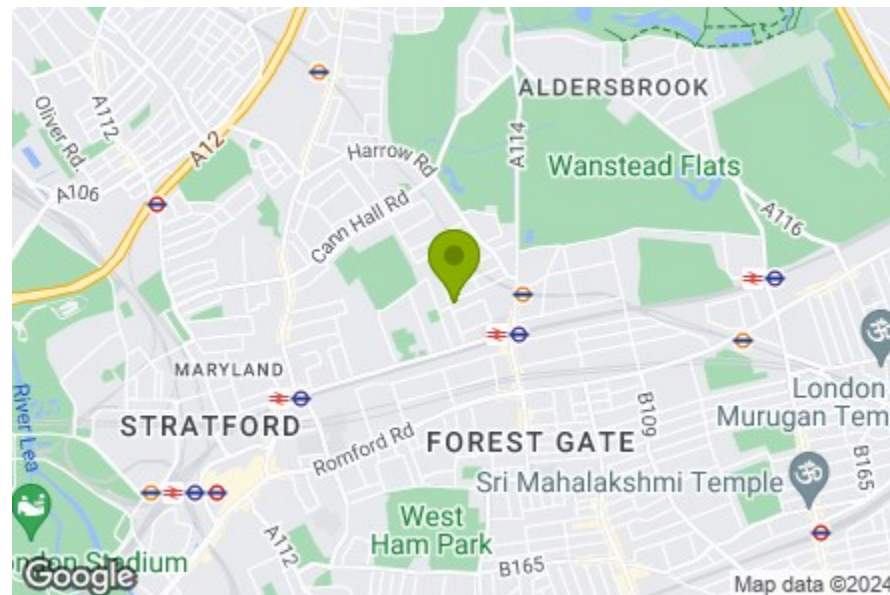
Kitchen/Lounge/Diner  
16'2" x 14'7"

Bedroom  
10'8" x 12'8"

Bedroom  
11'1" x 10'4"

Bathroom  
7'0" x 6'5"

Terrace  
5'6" x 14'8"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) <b>A</b>	
(81-91) <b>B</b>	77 78
(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	
England & Wales EU Directive 2002/91/EC	



## FIELD ROAD, FOREST GATE

### Offers In Excess Of £350,000 Leasehold 2 Bed Flat



#### Features:

- Two Bedroom Flat
- Private Terrace
- Open Plan Kitchen and Reception
- Modern Bathroom
- Moments to Forest Gate Station
- Chain Free
- Close to Wanstead Flats

An artfully arranged, modern, two double bedroom, purpose built first floor apartment. With a large open plan kitchen and living area leading onto a private terrace. Great links to the City and fine dining and wine options are nearby.

As noted, it's only eight minutes on foot to nearby Forest Gate station. From here you'll find swift Elizabeth line connections to Stratford in five minutes and Liverpool Street in thirteen.

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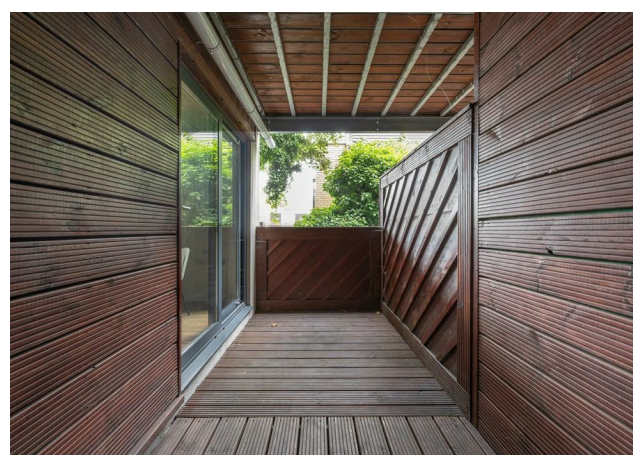
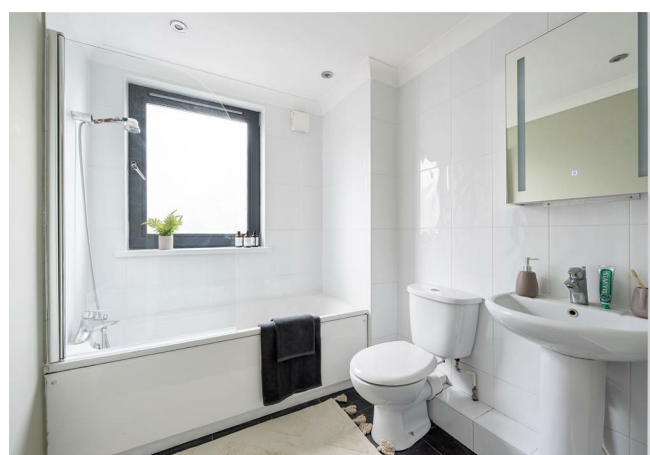
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#### IF YOU LIVED HERE...

The chic, modern, post industrial style of the communal entrance sets the tone as you enter your spacious first floor apartment. Stepping through the entrance hall you have a 235 square foot, open plan kitchen lounge and diner, with blonde engineered hardwood flooring, accent lighting and a Juliet balcony in your lounge and dining area. Everything flows seamlessly to your kitchen at the rear, where there's smooth cream cabinetry, mosaic splashbacks, stainless steel integrated appliances and bright, sliding patio doors that open onto your large, fully decked, South facing covered terrace.

Back inside, your 135 square foot principal bedroom has more of that pale timber flooring and soft accent lighting. Your sleek, contemporary bathroom sits next door, with an elegant white suite, floor to ceiling glossy tilework and a shower over the tub. Completing the set up of this wonderful apartment, you have your second double sleeper, another handsome bedroom with bright dual aspect windows and a Juliet balcony.

The open grasslands of Wanstead Flats are less than half a mile from your home. Using the Capel Road entrance, you can make your way past Bandstand

Pond and follow one of the many footpaths and cycle routes across this vast green space. There's a fantastic refreshment route on the way home too. Starting with a craft ale under the railway arches at Pretty Decent Beer Company's Forest Gate Taproom, you can then meander your way down Winchelsea Road, where you'll find more artisan beers at The Wanstead Tap and delectable food and wine at Joyau. Both just an eight minute stroll from your front door.

#### WHAT ELSE?

- Your new local will be the Forest Tavern, a welcoming gastropub that hosts regular pub quizzes and DJ events.
- At the Wild Goose Bakery on Station Road, you'll be able to take away fresh sourdough loaves and South African inspired baked goods, or sit in with a speciality coffee and a tantalising sweet treat.
- Wanstead Park station is just a seven minute stroll from your front door, offering direct Overground services to popular social hotspots; Leytonstone High Road, Leyton Midland Road, Walthamstow Queen's Road and Blackhorse Road.



#### 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 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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