

Total Area: 64.1 m² ... 690 ft²
All measurements are approximate and for display purposes only.

- Reception Room
14'5" x 10'11"
- Kitchen/Reception Room
- Bathroom
- Bedroom
14'5" x 10'9"
- Bedroom
10'10" x 10'9"
- Garden
45'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



CHESTNUT AVENUE, FOREST GATE Offers In Excess Of £595,000 Freehold 2 Bed House



Features:

- Two Bedroom Freehold House
- Bright and Airy Kitchen
- Private Rear Garden with Patio and Lawn
- Skylit Bathroom
- Interconnected Kitchen and Dining Room
- Moments to Wanstead Flats
- Close to Wanstead Park Station (Overground)
- Close to Forest Gate Station (Elizabeth Line)

This bright and beautifully appointed two bedroom home offers 690 square feet of meticulously designed space with contemporary finishes throughout. Nestled on a quiet residential street, you're just steps away from serene Wanstead Park.

Commuting into Central London is a breeze, with Wanstead Park Station and Forest Gate Station both a short stroll away.

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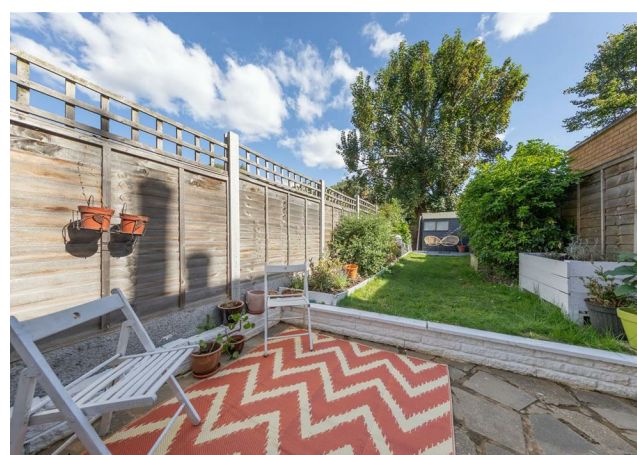
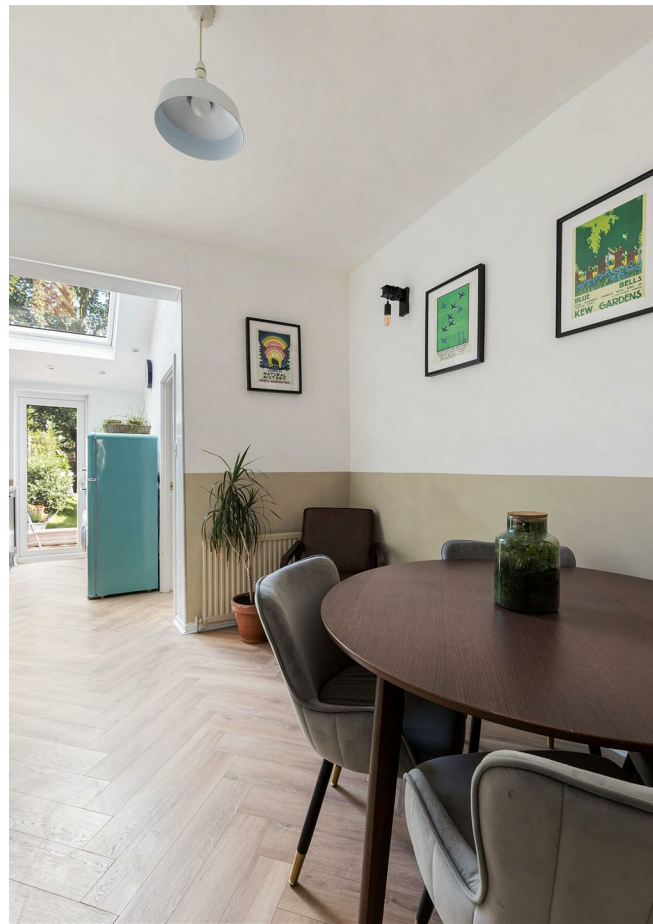
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IF YOU LIVED HERE...

Step through your charming forest green front door, framed by a fresh white facade and a stone paved patio, and into the welcoming reception room. Immaculate in a textured, sage green finish with on trend, herringbone wood flooring, this space welcomes plenty of natural light through the front facing window. Next door you have a thoughtfully crafted, interconnected kitchen and dining area, perfect for entertaining. Your kitchen space is bright, airy and skylit, featuring light oak worktops, navy blue cabinetry, and a crisp, white tile splashback.

To the rear, your bathroom is bright and inviting, with natural light streaming in overhead. It features a modern design with deep navy blue and white walls, artistic mosaic tiling, a spacious tub, and a rainfall shower. Upstairs, there are two double bedrooms. The larger sleeper, measuring 160 square feet, overlooks the front of the house and has sand toned carpeting with navy blue walls and an earthy wallpaper motif. The smaller room offers views of the lush garden and is finished in a soft white hue.

As noted, you're ideally positioned for commuting into London. Wanstead Park is just four minutes away, and Forest Gate Station is eight minutes away. Wanstead Park offers Overground services, and Forest Gate Station gets you onto the speedy Elizabeth Line with regular thirteen minute runs to Liverpool Street. Enjoy coffee and delicious brunch options at Scandi style, Ramble Cafe E7, just moments from your front door. Your new local, Forest Tavern, just an eight minute walk away, is the ideal spot for a Sunday roast. Nature lovers will be more than delighted, with Wanstead Flats just two minutes from your front door.

WHAT ELSE?

- Your private garden is perfect for enjoying morning coffee or evenings with friends. It includes a paved patio, manicured lawn, a shed at the rear, and several garden beds
- Young families will be happy to know that top rated nursery, Chestnut Nursery, is just 200 feet from your home.
- Keep fit at The Reformery, a popular, neighbourhood Pilates studio just five minutes away.



A WORD FROM THE OWNER...

"We will be very sad to leave this house and the Chestnut Avenue community. We have lovingly restored the house, in particular the facade, to its Victorian heritage and have loved how quiet and green it is. The neighbours are wonderful, and there's a real sense of community here through the street WhatsApp group and the local jumble trail. We have loved long walks and runs on Wanstead Flats and Epping Forest just at the end of the street. The street itself is one of the oldest in Forest Gate; the Chestnut-tree lined avenue is the widest Forest Gate street. Unusually for an east London street, it is common to see kids playing as the pavements are so wide! We will miss Sunday roasts at The Holly Tree, brunches and coffees in the archways cafes like Rambles and WildGoose Cafe and taking our little ones to the baby cafe Can Club. Other local highlights for us have been Giovanni's and the local yoga studios. The house itself has been everything we could have wished for, with plenty of natural light and a lovely garden to enjoy. It's been a great home, and while we're sad to leave, we know it will be a wonderful place for the next owners to create their own memories. We have enjoyed being so close to central London, with such a quick commute into town (Elizabeth Line is only a 5-minute walk, putting you in Central London in just 15 minutes). Wanstead Park Overground is even closer—a 3-minute walk making it easy to reach Hampstead Heath in just 25 minutes. We have also been so fortunate to have outstanding-rated nurseries and schools close by."

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