

Kitchen/Lounge/Diner  
28'10" x 13'1"

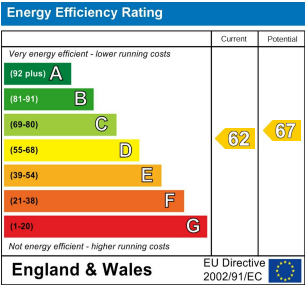
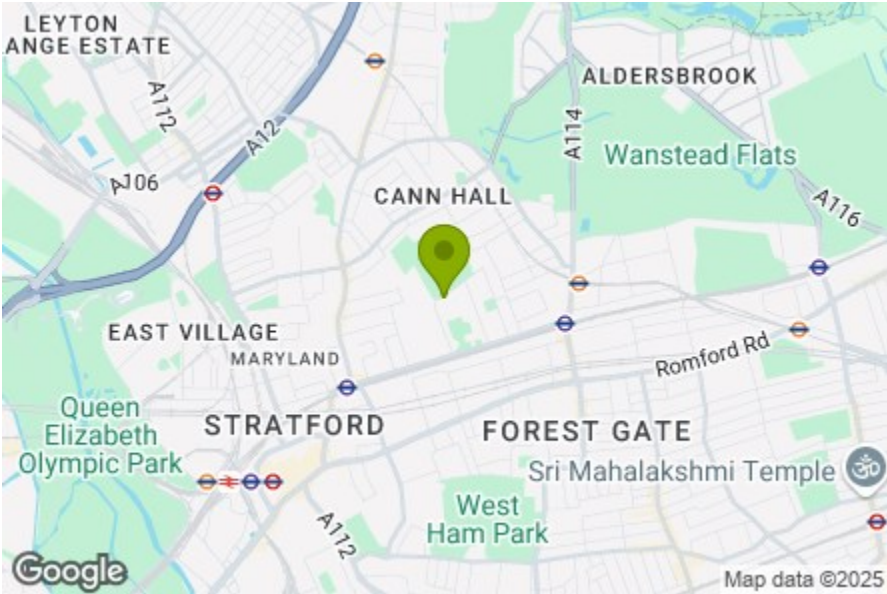
Bedroom  
12'1" x 12'1"

Bedroom  
10'4" x 10'4"

Bathroom  
6'1" x 6'6"

Bedroom  
14'9" x 21'5"

Total Area: 92.9 m<sup>2</sup> ... 1000 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.



## CEMETERY ROAD, FOREST GATE

Offers In Excess Of £400,000 Leasehold  
3 Bed Flat



### Features:

- Three Bedroom Apartment
- Set Over Two Floors
- Bright Open Plan Kitchen and Reception
- Recently Fitted Kitchen
- Modern Bathroom
- Close to Forest Gate Station
- A Short Walk to Wanstead Flats

Spread out over two floors, this three-bedroom apartment is bright and spacious with a recently fitted kitchen in the large open plan living area, a modern bathroom and spotless decor amongst the highlights.

Wanstead Flats is an 11 minute stroll from the front door, while Forest Lane Park is even closer. As for eateries, the thriving hub of Winchelsea Road is around half a mile away. If you need to venture further, time it right and you can be in Central London within around half an hour thanks to the speedy Elizabeth line, which can be accessed from either Forest Gate or Maryland.

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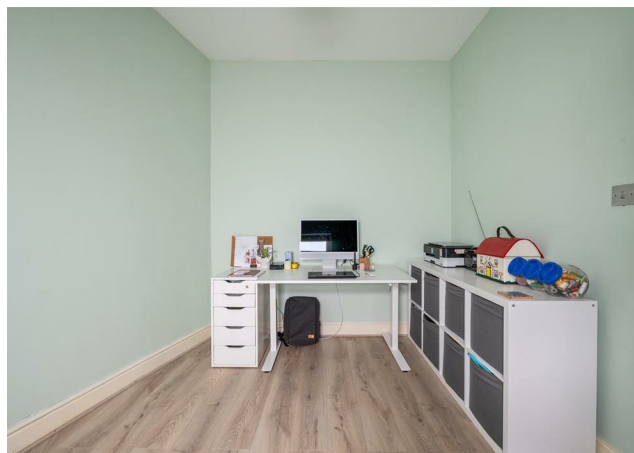
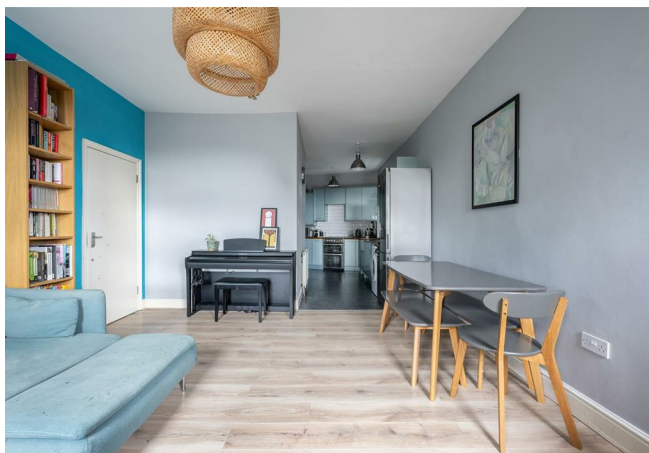
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#### IF YOU LIVED HERE...

You'll love the sense of space found throughout the house. Your dual aspect open plan kitchen/lounge/diner is naturally bright, which along with the thoughtful colour palette, adds to the cheery mood. The kitchen area has been recently fitted, with sleek units, a stylish butler basin, timber workshops and quality appliances. There's plenty of space for a table in the living area, so socialising will be on the cards.

The bathroom is just as contemporary, with floor-to-ceiling tiles, an over-tub shower and plenty of storage. The pair of first floor bedrooms are just as pristine - the larger of the two even has built-in storage. Finally, up in the loft you have your master, a gloriously bright space with spotless white walls and clever custom storage.

Beyond, you're spoilt for choice when it comes to green spaces; less than three minutes away on foot, you've got Forest Lane Park. Wanstead Flats is less than a mile away, while the Olympic Park,

which can be access via the striking VeloPark and East Village, is a stretch further.

You have plenty of choice when it comes to food and drink, too. Winchelsea Road is a short hop on foot and has an excellent selection of drinking and dining spots, including Joyau wine bar, The Wanstead Kitchen and Wild Goose Bakery. You've also got the lively Kotch! pizzeria a short walk towards Maryland station. Both Maryland station and Forest Gate station are less than 15 minutes on foot, each with access to the Elizabeth line.

#### WHAT ELSE?

- Looking for a new local? How about the The Holly Tree, just 11 minutes away on foot. Not only does it have great food and drink, there's even a miniature railway - a delight for all ages.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short hop to Westfield Stratford.
- Nearby in Stratford you'll find the newly developed East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and the V&A.



#### 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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