

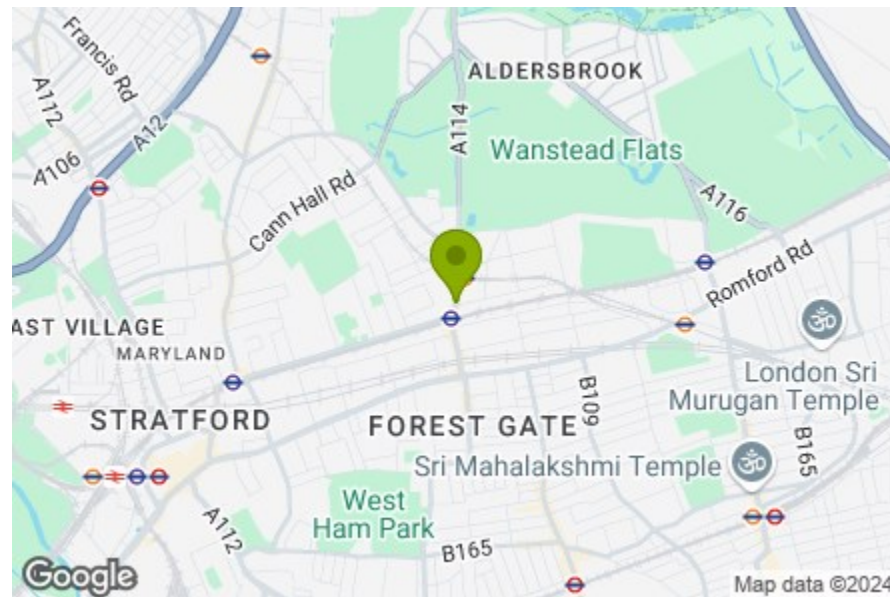
Total Area: 43.7 m² ... 470 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
20'3" x 10'11"

Bathroom
5'10" x 7'10"

Bedroom
10'4" x 11'3"

Balcony
10'6" x 5'8"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	85	85
(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		EU Directive 2002/91/EC	



WOODGRANGE ROAD, FOREST GATE

Offers In Excess Of £325,000 Leasehold
1 Bed Apartment



Features:

- Modern Apartment
- Sustainable and Low Cost Bills
- Underfloor Heating
- Quarts Worktop
- Private Balcony
- Herringbone Flooring
- 100% British Wool Carpets
- Chain Free

A handsome one bedroom apartment in a brand new designer development overlooking Forest Gate, just moments from the Elizabeth line, Wanstead Flats and the social hub of Winchelsea Road.

All apartments in the block are entirely powered by air source heat pumps which is why they are sustainable and will have low cost bills. WiFi controlled underfloor heating throughout and triple glazed windows.

REQUEST A VIEWING
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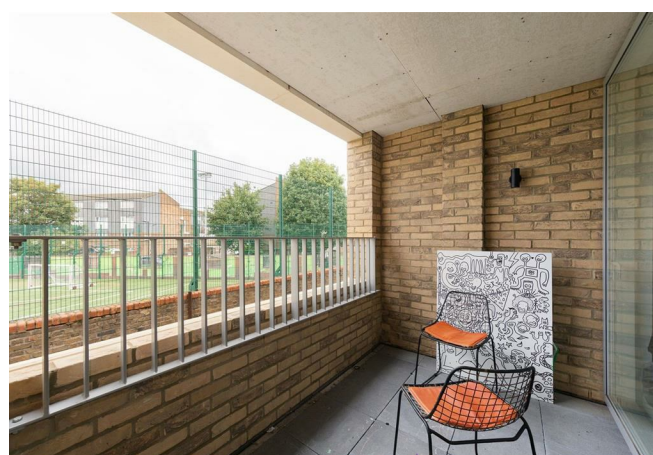
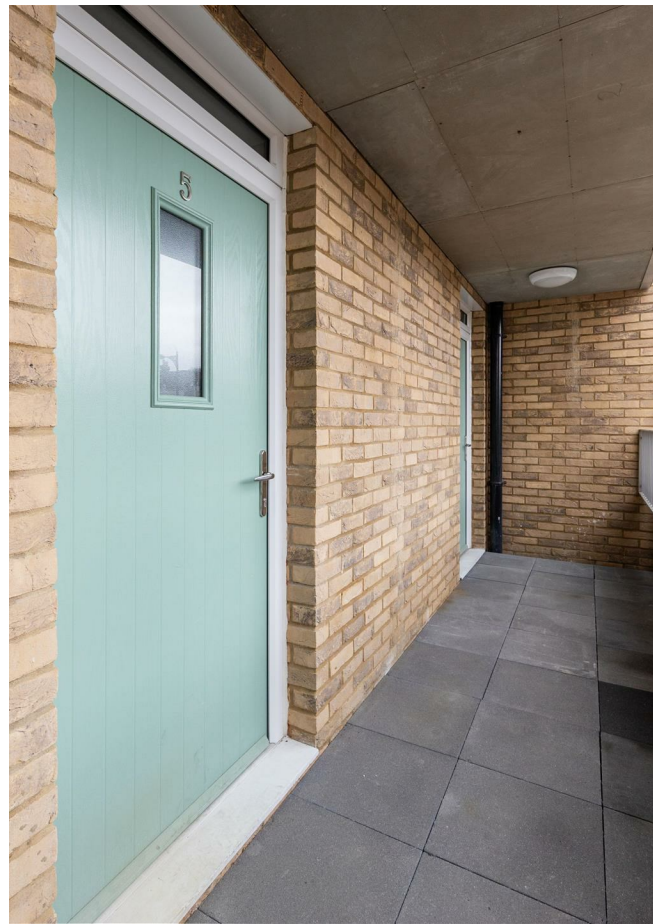
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IF YOU LIVED HERE...

You'll be stretching out in an artfully appointed apartment finished to the highest standard. Herringbone hardwood runs underfoot in your open plan lounge and kitchen, the latter decked out in dark blue cabinets, home to integrated Zanussi and AEG appliances, all topped off with gleaming quartz worktops. The bedroom is a sizeable double, with 100% British wool carpet. Large windows offer a wealth of natural light throughout, while essential outside space is provided by a private balcony.

Downstairs, your new home features a large private courtyard with chill out areas, as well as a carefully curated selection of commercial offerings on the ground floor, including an independent coffee shop, plus arts studio and workshops. Outside, and both the City and West End are just a quarter hour away door-to-door. Forest Gate station sits just across the road, from here the speedy Elizabeth line will get you directly to Liverpool Street in thirteen minutes, or Tottenham Court Road in sixteen. Staying local? You have the epic open greenery of

Wanstead Flats, and Winchelsea Road's ever-evolving array of cafes, bars and restaurants right on your doorstep.

WHAT ELSE?

- The landmark Westfield shopping centre is just twenty minutes on foot. Alternatively, cyclists can join bike lanes just moments away on Romford Road, and follow them all the way to this shopper's paradise and on to the East Village, Queen Elizabeth Olympic Park, and more.
- For parents, Forest Gate has an enviable choice of schools, with eight 'Outstanding' primary/secondaries all less than a mile from your new home. The Ofsted rated 'Outstanding' Forest Gate Community School is right around the corner.
- Among other transport options, Wanstead Park overground station is just a couple of minutes' walk, for direct access to the Thames via the Gospel Oak to Barking Riverside line. Here you can jump onto a ferry from the RB1 pier to travel up the river.



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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