



FOREST LANE, FOREST GATE

Offers In Excess Of £550,000 Freehold
2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Upstairs Rear Dressing Room
- Large Rear Garden
- Through Reception
- Close to Wanstead Flats
- Moments to Forest Gate and Wanstead Park Stations
- Driveway
- Victorian Terrace
- Potential to extend STP

Set in a prime location in Forest Gate, this two-bedroom period home benefits from having a spacious layout, large through-reception, private rear garden, dressing room and charming period features throughout.

Wanstead Flats is a 10 minute stroll from the front door, as is Forest Lane Park. As for eateries, the thriving hub of Winchelsea Road is less than half a mile away. If you need to venture further, thanks to the Elizabeth line you could be in the city in 20 mins if you time it right - an impressive commute indeed.

REQUEST A VIEWING
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IF YOU LIVED HERE...

This lovely 788 square foot property has all the makings of a dream home with its enviable position near Wanstead Flats and spacious layout. In your dual aspect through-reception, you'll be delighted by the light that spills through the generous windows - and you'll love the charming way that the 'passe-plat' opens up the entire space with a nod of separation. There are plenty of period features, such as the fireplace alcoves and dado rail on the stairway, too.

The kitchen area is smart and modern, with marble-style worktops and inky blue units, and the bathroom at the rear is bright and spacious with traditional fittings and an over-tub shower. When the sun is shining, you'll love heading out into your rear garden. As well as the spacious lawn, you've got storage from the shed and extra space from the side return. Back inside, head up to the first floor for two spacious double bedrooms, both immaculate in style - and the rear one even has its own dressing room.

When you're ready to leave your new home, you'll be delighted to find some fantastic amenities nearby. Start with a stroll to

Wanstead Flats (Henry VIII's favoured hunting ground), which is ideal for dog-walkers, fitness fans and picnickers. Hungry? Head to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches - about seven mins on foot. Look out for Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery.

WHAT ELSE?

- Forest Gate station is around three minutes on foot, where you can use the Crossrail to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. Wanstead Park is just slightly further for the Suffragette line of the London Overground.
- Parents will be pleased to know you have a choice of good primary and secondary schools in the area.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short four minute hop on the Elizabeth line from Stratford for Westfield and the Olympic Park.



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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Reception Room
14'7" x 11'1"

Reception Room
14'7" x 9'7"

Kitchen
8'1" x 6'3"

Bathroom
7'3" x 5'11"



Garden
7'8"

Bedroom
14'8" x 11'5"

Bedroom
12'1" x 9'8"

Dressing Room
7'6" x 6'3"



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