

GROUND FLOOR
APPROX. FLOOR
AREA 329 SQ.FT.
(30.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 740 SQ.FT. (68.7 SQ.M.)

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
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Lounge
15'1" x 12'1"

Balcony

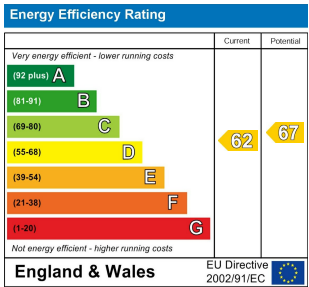
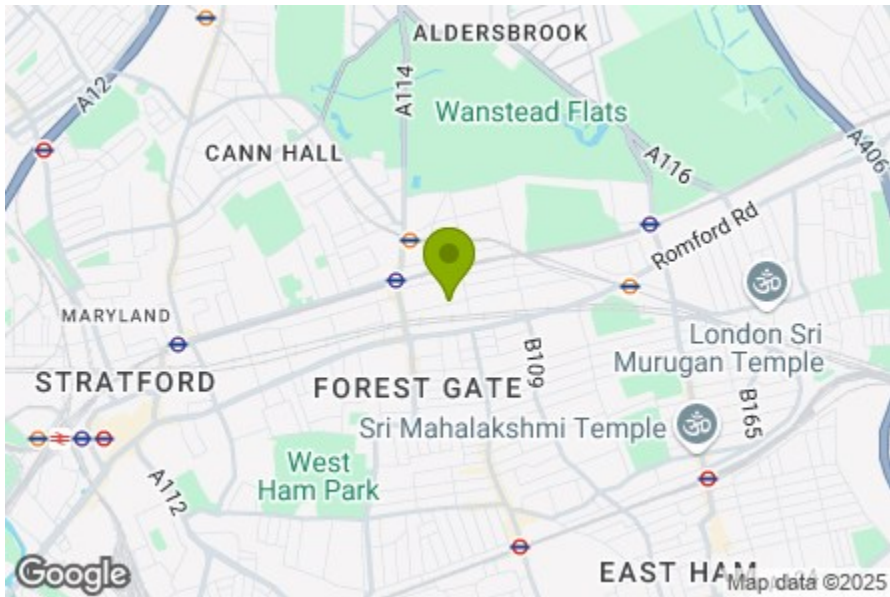
Kitchen
11'9" x 11'1"

Bedroom
9'6" x 8'6"

Bedroom
12'1" x 6'6"

Bedroom
11'1" x 10'5"

Bathroom
8'10" x 4'7"



CLAREMONT ROAD, FOREST GATE

Offers In Excess Of £385,000 Leasehold
3 Bed Apartment - Duplex



Features:

- 3 bedroom apartment
- Split Level Flat
- Modern Kitchen
- Neutral Decor Throughout
- Close to Forest Gate Station
- Chain Free

A bright and versatile three bedroom split level apartment in a low rise modern development with a generous lounge, balcony and master bedroom with built-in wardrobe. You're just a half mile on foot from the wide open spaces of Wanstead Flats. You're less than five minutes walk from the excellent City transport links of Forest Gate station for direct thirteen minute runs to Liverpool Street as well as a wide range of destinations via the Elizabeth line.

Meanwhile, Stratford is just two stops and four minutes away for the Queen Elizabeth Olympic Park and Westfield Stratford City shopping centre. Woodgrange Park Suffragette station is equidistant to speed you across North London via the Suffragette line.

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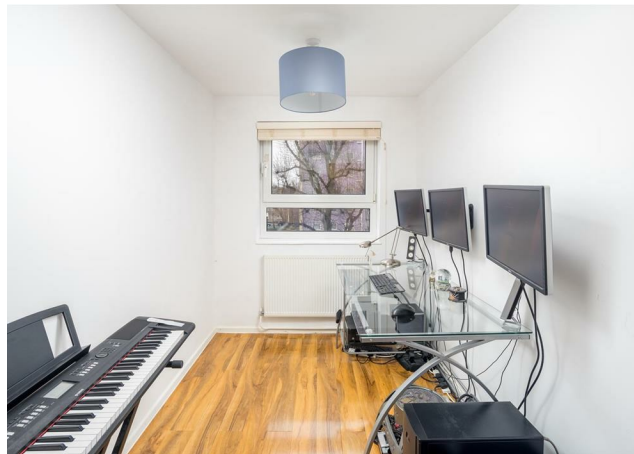
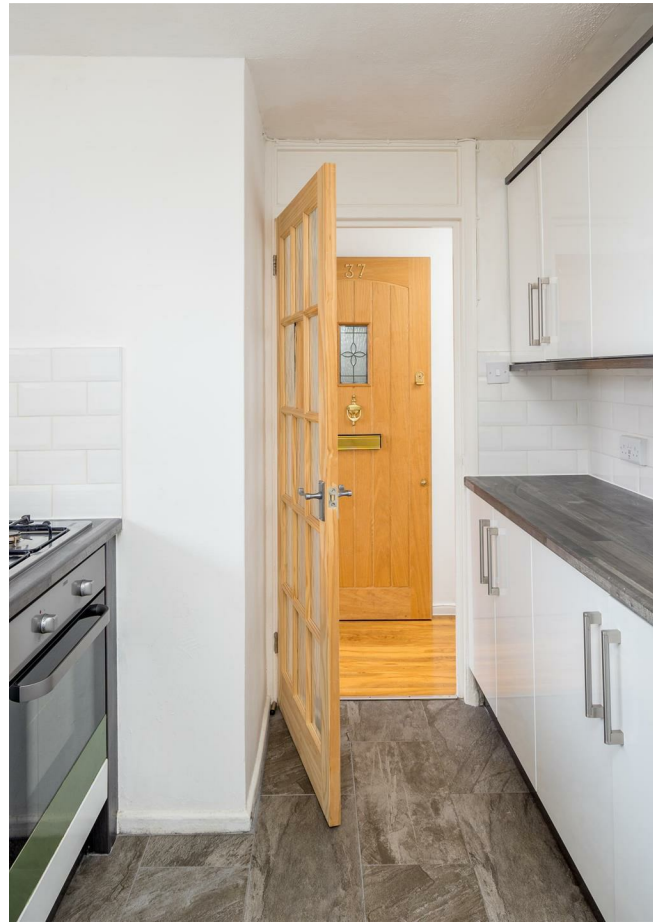
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IF YOU LIVED HERE...

You'll be stretching out in your bright, 180 square foot lounge with pristine white walls, sleekly engineered timber flooring underfoot and a balcony overlooking lush lawns – the perfect spot for morning coffee. Also on this floor you'll find the kitchen complete with its charming treetop views, smart grey countertops, full complement of appliances and a wealth of storage space.

Head upstairs to find your master bedroom, a solid double with a walk-in wardrobe, leafy views and more of that pristine engineered flooring. The remaining two bedrooms – at eighty square foot apiece – are the ideal size for children's rooms or a home office. Lastly, your bathroom is a contemporary

affair dressed in glossy white tiles with a heated towel rail and tub/shower.

WHAT ELSE?

- For your new local we'd suggest the Forest Tavern, a recently refurbished gastropub serving up real ales. It's half a mile away, just the other side of the station.
- You're well served for local schools; there are twenty two primary/secondaries within a one mile radius, all rated 'Good' or better by Ofsted and including the 'Outstanding' Sandringham Primary School, just a six minute stroll away.
- Hungry? We heartily recommend the ever-popular Elvet Steakhouse a mere seven minutes away on foot on Romford Road. Serving up premium Argentinian and Wagyu beef and fine fish (as well as many vegetarian options) this is not to be missed.



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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