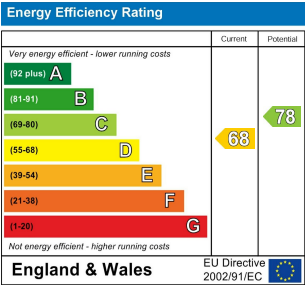
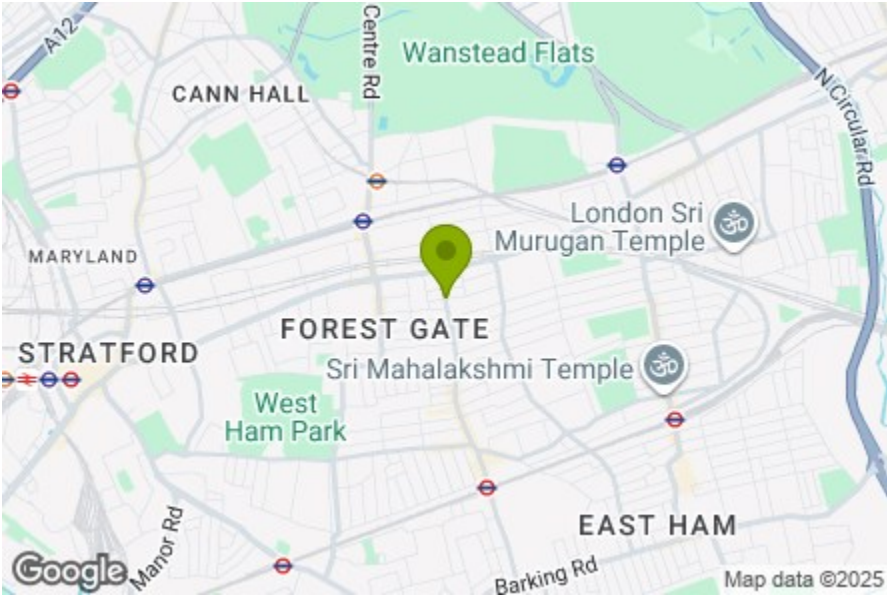


Total Area: 54.4 m² ... 585 ft²
All measurements are approximate and for display purposes only

- Reception Room
11'6" x 10'8"
- Kitchen
9'4" x 5'4"
- Bedroom
13'11" x 9'5"
- Bedroom
11'6" x 9'5"
- Bathroom
9'4" x 4'3"
- Hallway
20'4" x 2'9"
- Garden
7'2" x 12'1"



GREEN STREET, UPTON PARK

Offers In Excess Of £270,000 Leasehold

2 Bed Flat



Features:

- Two Bedroom Apartment
- Victorian Conversion
- 125 Year Lease
- Private Garden
- Well Presented
- Chain Free
- Ground Floor
- Close to Upton Park Station

This two-bedroom home offers 588 sq ft of well-proportioned space to make your own — and with no chain, you can get moving straight away. Out back, there's a private garden that's all yours — perfect for a few planters, a quiet weekend coffee spot, or firing up the BBQ when the sun's out. And when you do need to head out, Upton Park station (Hammersmith & City and District lines) is just four minutes away on foot, with a bus stop practically on your doorstep — so you can get from garden chair to city in no time.

REQUEST A VIEWING

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IF YOU LIVED HERE...

Whether you're taking your first step onto the ladder or hunting for a solid investment, this roomy two-bed flat on Green Street has plenty to offer. With 54.4 square metres to play with, it's a well-sized space that's ready for a personal touch.

Inside this Victorian conversion, the layout feels balanced and bright, with natural light helping everything feel open and welcoming. It's the kind of place that adapts to you – whether you picture it filled with clean modern lines, something more eclectic, or a little mix of both. For investors, it's straightforward and hassle-free, with great potential to attract tenants in a popular spot.

At the front, a generous double bedroom stretches the full width of the flat, with twin windows bringing in plenty of light. There's scope here to use it as a reception room instead if that suits your setup better. Next door is another comfortable double bedroom, giving you options to spread out.

Towards the back, you'll find a cosy reception/dining area, modern L-shaped kitchen, and separate bathroom. Step through the kitchen with its cream cabinetry, marble tiling and chevron engineered wood flooring and out into your own private garden. Right now, it's a simple, low-maintenance space with wooden fencing and a concrete base – a blank canvas for pots, planters, or even a bit of container gardening if you

fancy bringing in some greenery.

The bathroom keeps things sleek and modern, with a fresh white suite, bath-and-shower combo, large-format tiles, and a backlit LED mirror adding just the right amount of glow.

Right outside your door, Green Street has everything you need—shops, supermarkets, cafes, and brilliant food options, all just a short wander away. It's a lively, well-connected neighbourhood with real character.

If you fancy some retail therapy or green space, Stratford's Westfield and the Olympic Park are just a few stops away.

WHAT ELSE?

Green Street has become the UK's standout destination for South Asian shopping, beauty parlours and authentic restaurants due to its large local South Asian population. The area is home to emerging and established designers who showcase their wares in more than 400 independent shops, making it a refreshing change from your average chain-filled London high street.

Try Veggie South Indian fare at Vijay's Chawalla. The family-run business has been drawing crowds ever since it opened in 1995, or luxurious wagyu beef burgers at Brioche Burger



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 Joyau. 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
E11 BRANCH MANAGER

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