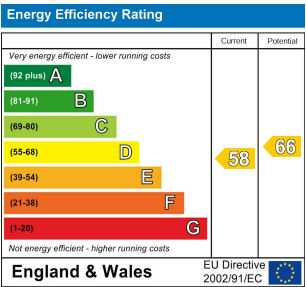
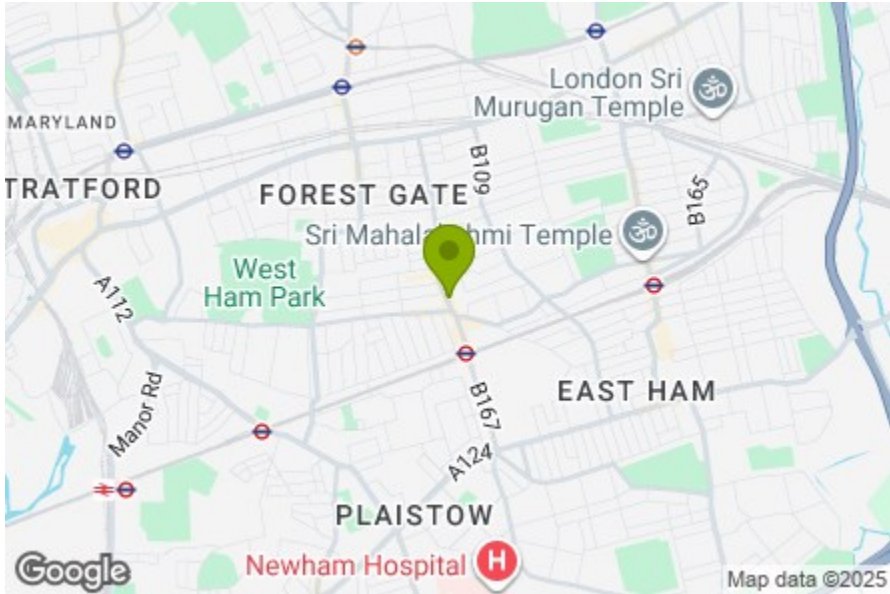


Total Area (Excluding Terrace): 60.8 m² ... 654 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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.

- Bedroom
15'0" x 11'0"
- Terrace
- Bedroom
9'3" x 11'6"
- Reception
10'8" x 11'6"
- Kitchen
6'4" x 9'10"
- Bathroom
4'7" x 9'10"
- Utility
8'2" x 2'11"
- Garden
27'4" x 7'6"



GREEN STREET, UPTON PARK

Offers In Excess Of £265,000 Share of Freehold
2 Bed Apartment



Features:

- First Floor Victorian Terraced Apartment
- Two bedrooms
- Terrace
- Private Garden
- Close to Forest Gate Station
- Chain Free
- Good Decorative Order

This first floor Victorian apartment offers a thoughtful balance of space and comfort, arranged with two well-sized bedrooms and a welcoming reception. From the main bedroom, access leads out to a private terrace, while a separate garden adds another outdoor escape, ideal for quiet moments or time with friends. Presented in good decorative order and available chain free, the property is ready to move straight into. With Forest Gate station within easy reach, it provides an appealing home with excellent connections and the benefit of both indoor versatility and private outdoor space.

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IF YOU LIVED HERE...

On reaching the first floor, a central landing opens onto the main rooms, creating a natural flow through the home. In the reception, natural light pours in through twin windows, with a warm-toned floor contrasting against crisp white walls to provide a versatile backdrop suited to both dining and relaxation. The kitchen sits close by, finished in a clean white palette with tiled splashbacks. A window above brings in natural light, while the streamlined layout makes good use of the space. Beyond, the utility room adds practical convenience, with additional space for laundry. Finished in white, the bathroom features full-height tiling and an overhead shower above the bath. Natural light from the window brightens the room, and the simple arrangement ensures it feels functional and easy to use. Both bedrooms are thoughtfully arranged as comfortable retreats. The first is generous in size, with a large window and glazed door opening onto a private terrace, creating an appealing outlook. The second benefits from a wide window and neutral décor, offering flexibility as a restful bedroom or a quiet study. Outdoors, the garden is framed by greenery, with planting softening the

boundaries and a mix of paving creating defined areas. Sheltered and private, it's an inviting space that lends itself well to outdoor dining, a touch of gardening, or simply unwinding in the open air. Set within a lively pocket of East London, the neighbourhood blends vibrant community spirit with an ever-growing choice of independent places to discover. A short stroll away, Forest Gate's much-loved Lanes offer a cluster of characterful spots, while the nearby railway arches house Ramble Café, Joyau and Wanstead Kitchen, each bringing something unique to the mix. The Forest Tavern provides a welcoming place to meet with friends, and for time outdoors there is no shortage of choice. Both Plashet and West Ham parks offer wide open lawns and tree-lined paths, while Wanstead Flats, part of Epping Forest, presents a wider landscape to explore.

WHAT ELSE?

Travel connections are convenient, with Forest Gate station around 10 minutes away, linking directly into the city. Woodgrange Park can be reached in under 15 minutes, offering Overground connections, while a little further on Upton Park provides access to the District and Hammersmith & City lines. Together, these options make travel across London simple, whether heading into the centre or further afield.



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
E12 BRANCH MANAGER

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