

Total Area: 82.3 m² ... 886 ft²  
All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Room  
17'8" x 15'10"

Bathroom  
5'5" x 7'11"

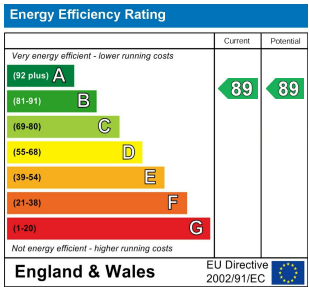
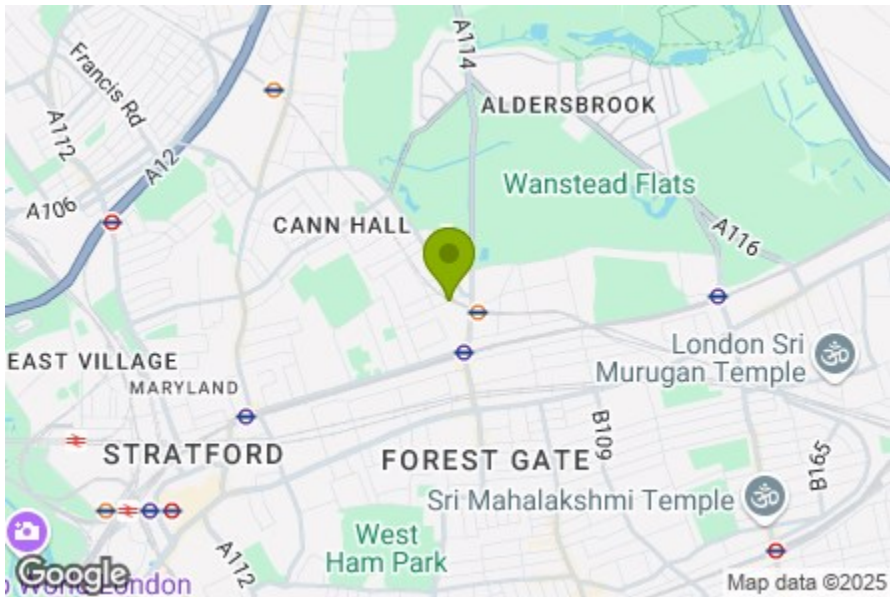
Storage

Bedroom  
11'6" x 13'3"

Bedroom  
11'6" x 8'4"

Bedroom  
15'5" x 10'7"

Balcony  
16'3" x 3'9"



## CLINTON ROAD, FOREST GATE

Offers In Excess Of £525,000 Leasehold  
3 Bed Apartment



### Features:

- Modern Apartment
- New Build
- Three Bedrooms
- Private Balcony
- Short Walk to Wanstead Flats
- Hollow Ponds and Epping Forest within Easy Reach
- Short Walk to Forest Gate Station
- Trains to Liverpool Street in 15 minutes
- Trains to Tottenham Court Road in 20 minutes

Set on a peaceful street just a short hop from the Wanstead Flats, this brand new three-bedroom apartment has been flawlessly designed throughout. Among the highlights, there's the spotless decor, high quality fittings and private balcony. It's all just a few minutes from the wonderful amenities of Forest Gate too, while central London is easily accessible thanks to the Elizabeth line, which can get you to the West End in just 20 minutes.

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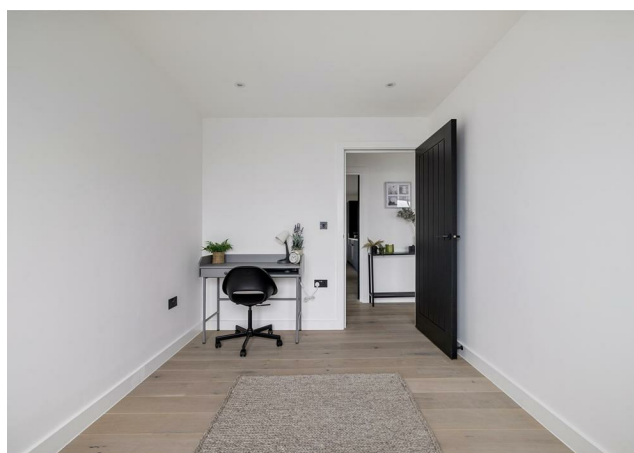
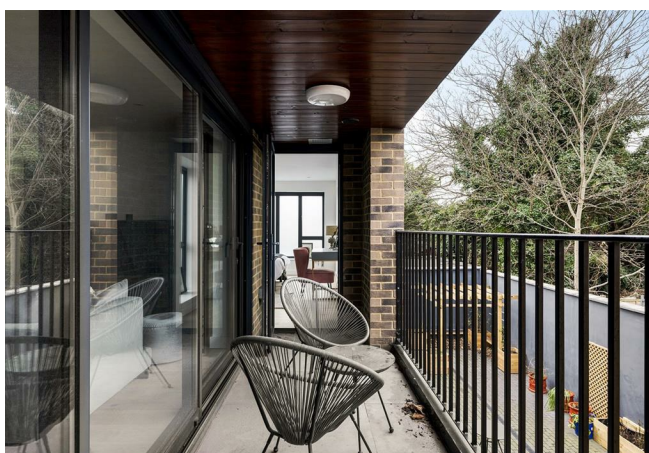
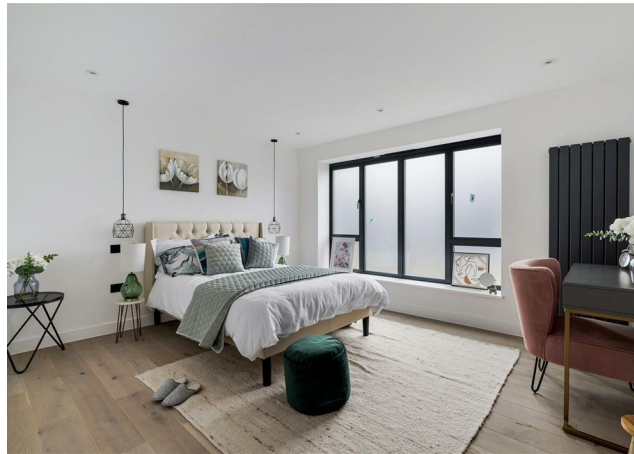
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#### IF YOU LIVED HERE...

This whole development has been designed with modern living in mind, so you'll quickly become accustomed to little luxuries like the box fresh decor and contemporary fittings. It's all brand new and ready for you to enjoy.

Your open plan kitchen/living area is bright and spacious, with engineered flooring sweeping the length and plenty of room for all aspects of modern living, from socialising to working from home. The kitchen area will be a joy to use with its sleek cabinets, integrated appliances and spotless worktops, and other little touches such as the space-saving vertical radiators make a real difference. During warm weather, you'll want to make the most of your spacious private balcony, which can be accessed from the largest of the three bedrooms as well as the living area. All of the bedrooms are pristine, with the same polished finish as the rest of the apartment, while the bathroom is immaculate, with contemporary fittings and stunning marble-style tiling. Finally, the hallway is spacious, with in-built storage, so banishing clutter will

be a breeze.

When you can finally tear yourself away from your lovely 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. Look out for Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Joyau Wine.

#### WHAT ELSE?

- Forest Gate station is around eight minutes on foot, where you can use the Elizabeth line to get directly to Liverpool Street in about 15 mins or Tottenham Court Road in 20 mins. Wanstead Park is even nearer for the Overground.
- Drivers have easy access to the M25 and North Circular.
- 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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