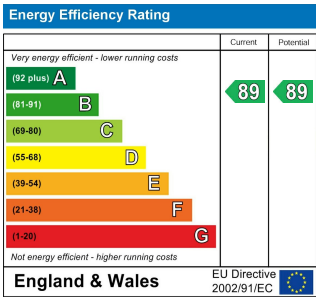
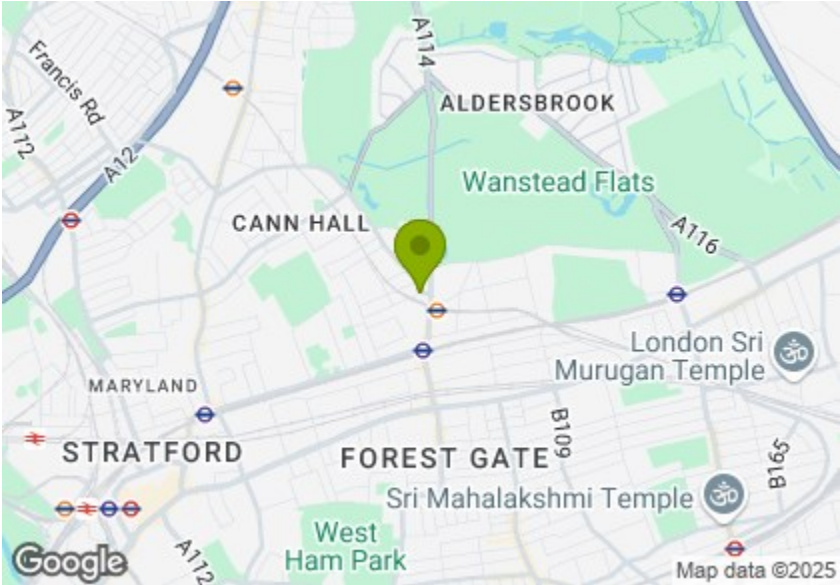




First Floor

Total Area: 85.2 m<sup>2</sup> ... 917 ft<sup>2</sup>

All measurements are approximate and for display purposes only



CLINTON ROAD, FOREST GATE  
£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

Located on a quiet street just a short hop from the Wanstead Flats, this brand new three-bedroom apartment has been flawlessly designed inside and out. Amongst the highlights, there's the immaculate 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 a speedy 20 minutes.

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0203 369 1818

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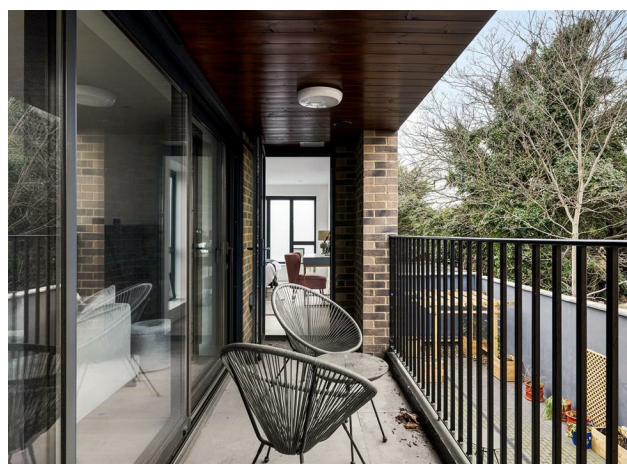
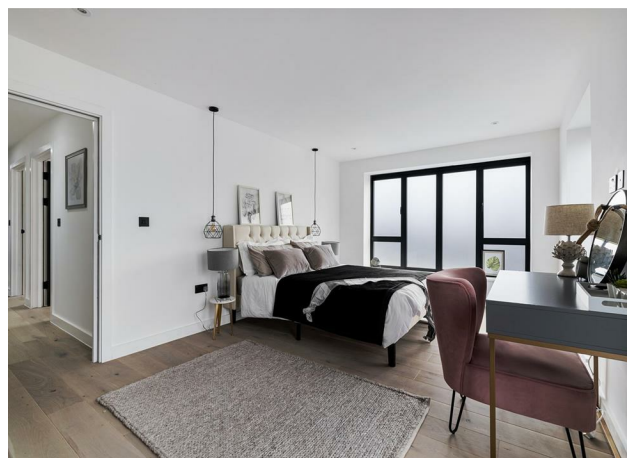
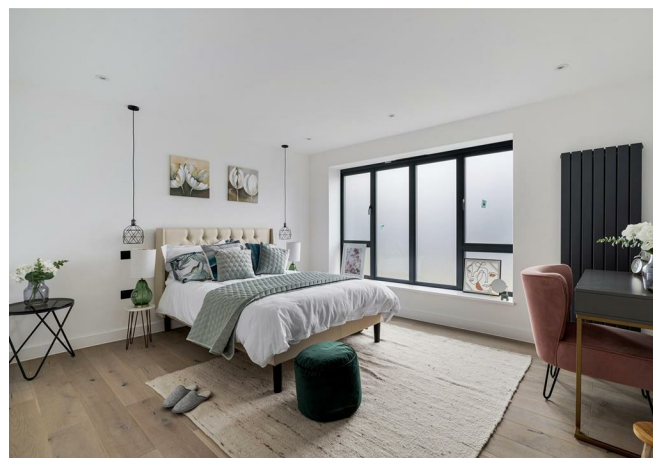
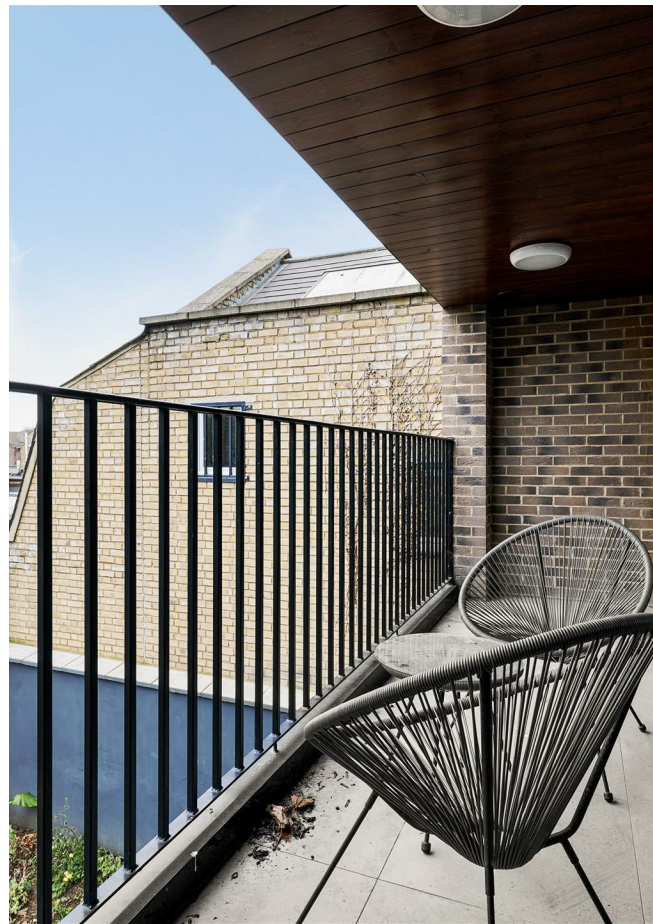
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## IF YOU LIVED HERE...

Once you've experienced the joy of living in such modern surroundings, there'll be no looking back... You'll quickly become accustomed to little luxuries like the box fresh decor and contemporary fittings, which you'll be keen to show off to friends and family as soon as you get the keys.

Your open plan kitchen/living area is bright and spacious, with engineered flooring sweeping the length and plenty of room for cooking, eating, working and relaxing. The kitchen area will be a pleasure 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 be keen to make the most of your spacious private balcony - the perfect place to enjoy a drink. 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 a large storage closet, which will be massively handy.

As for beyond your smart development, Winchelsea Road is a short hop on foot and has a winning selection of drinking and dining spots, including Pretty Decent Beer Company Tap Room, The Rookwood Village and Wild Goose Bakery. After all that eating, you might fancy a stroll around Wanstead Flats. Once the favoured hunting grounds of Henry VIII, it's just as popular today, albeit as a space for more traditional pursuits, such as jogging, dog walking and general chilling.

## 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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**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"



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