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HERE TO GET *you* THERE



Winchelsea Road, Forest Gate



GUIDE PRICE £280,000- £300,000.

Nestled within this vibrant area of Forest Gate, is this stunning duplex flat which is a remarkable find for both first-time buyers and investors alike. The property boasts a charming period conversion that seamlessly blends modern living with classic features.

Upon entering, you will be greeted by wonderful high ceilings adorned with exposed timber beams, creating an inviting and spacious atmosphere. The flat comprises one well-proportioned bedroom, a comfortable reception room, and a stylish bathroom, making it an ideal space for relaxation and entertaining.

The location is particularly advantageous, as it lies in close proximity to the Elizabeth Line, providing excellent transport links for commuting and exploring the wider area. Additionally, the property benefits from a share of the freehold, offering peace of mind and a sense of ownership.

Residents can also enjoy access to a communal courtyard area, perfect for unwinding outdoors or socialising with neighbours. This delightful flat presents a fantastic opportunity to embrace the charm of Forest Gate while enjoying the conveniences of modern living. Don't miss your chance to make this exceptional property your new home or investment.

272 Barking Road, Plaistow, London, E13 8HR | 0207 474 2345
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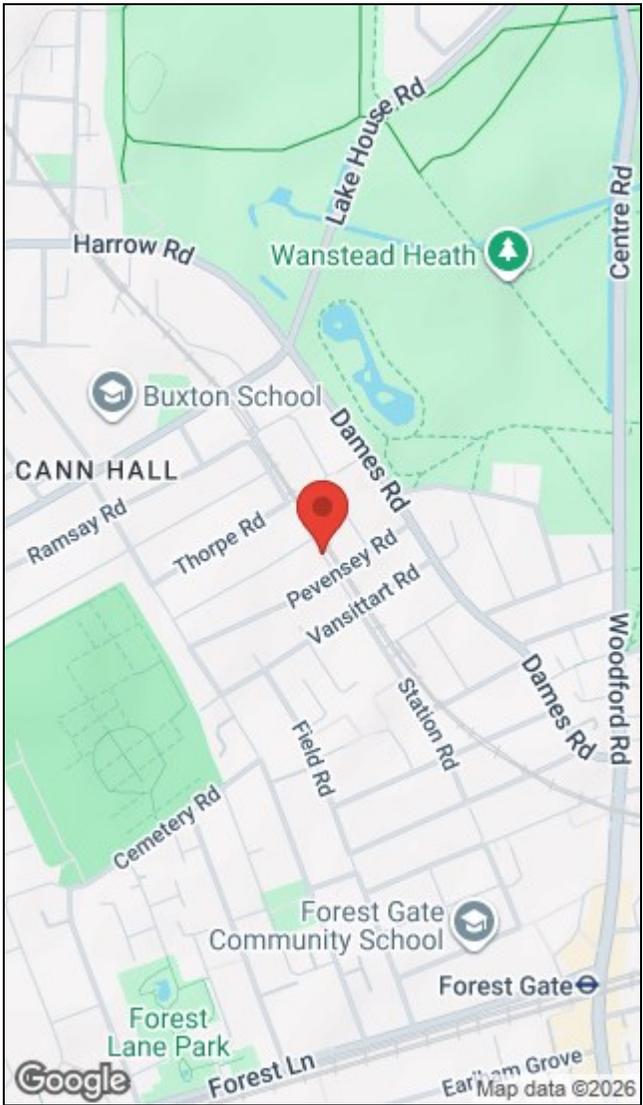
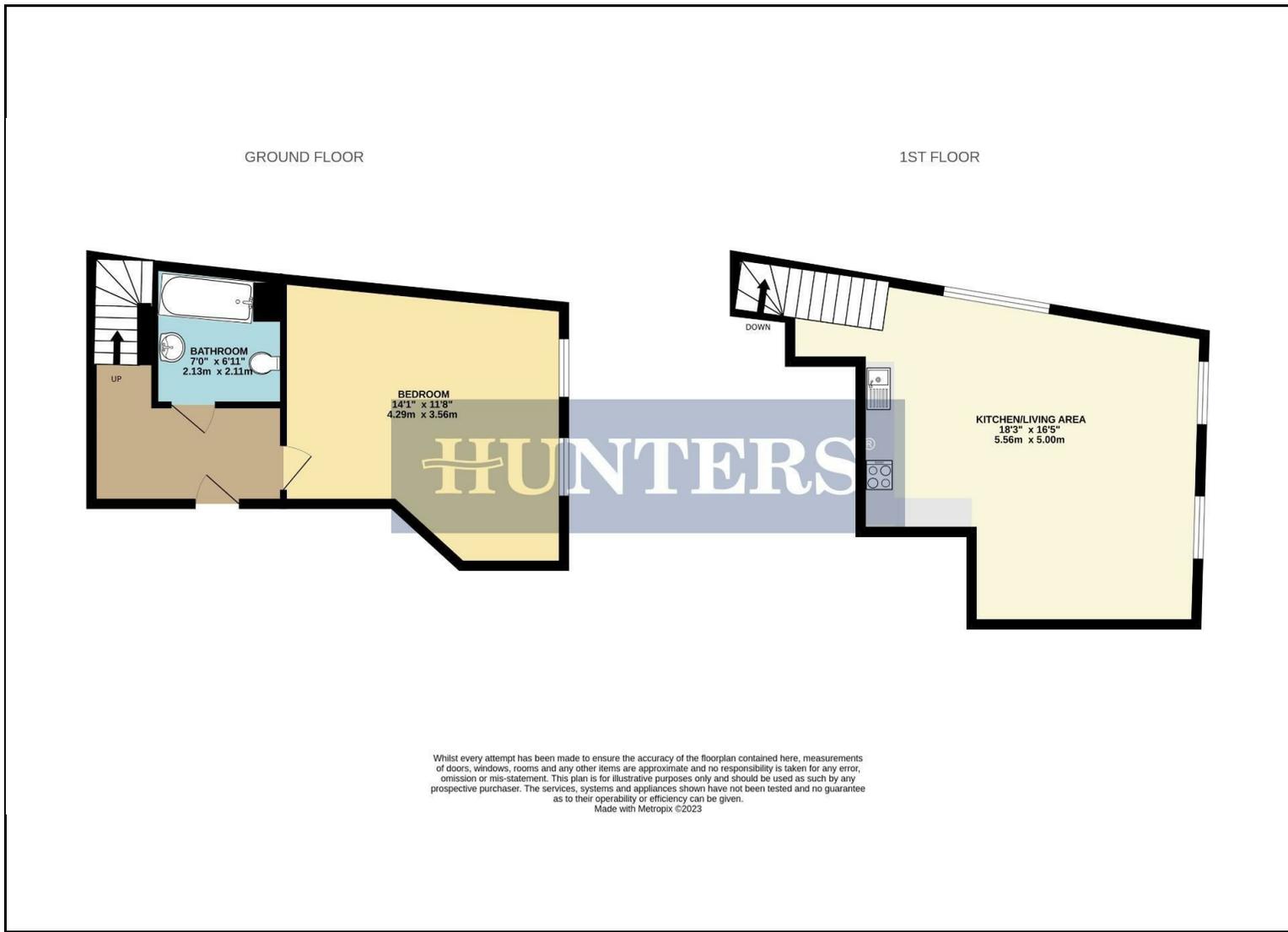


KEY FEATURES

- SPLIT LEVEL DUPLEX
- HIGH CEILINGS
- SPACIOUS ONE BEDROOM APARTMENT
- FOREST GATE VILLAGE
- ELIZABETH LINE
- EASY REACH OF WANSTEAD FLATS
- NO ONWARD CHAIN
- LOTS OF NATURAL LIGHT







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		70	
	57		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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