

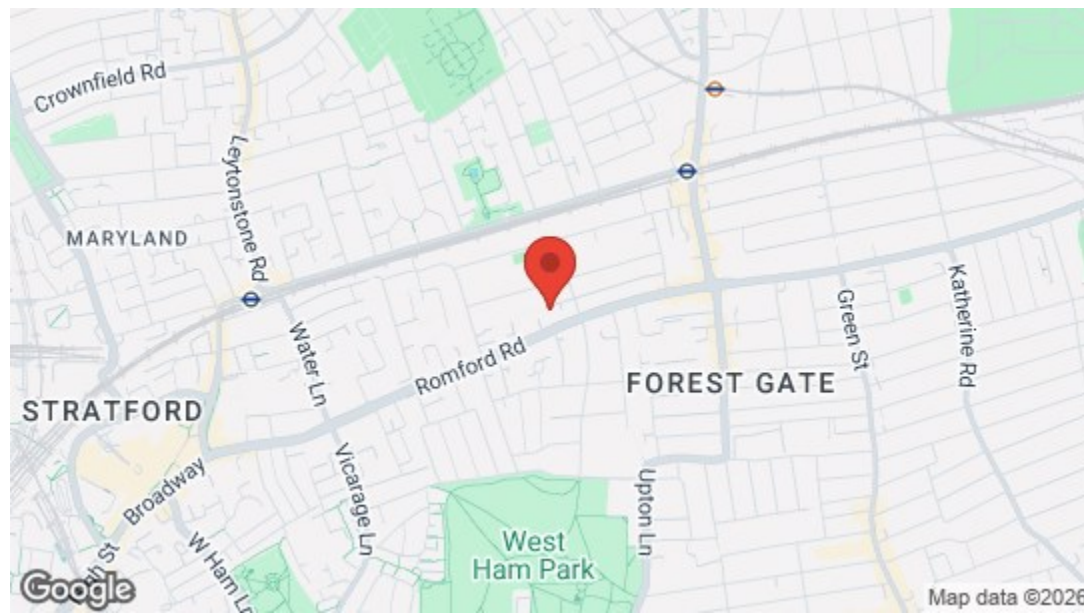


THIRD FLOOR

Total Area (Excluding Terrace): 55.3 m<sup>2</sup> ... 595 ft<sup>2</sup>

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.

 **Atherton Mews, Forest Gate**  
**Offers In Excess Of £365,000 Share of Freehold**  
**1 Bed Flat**

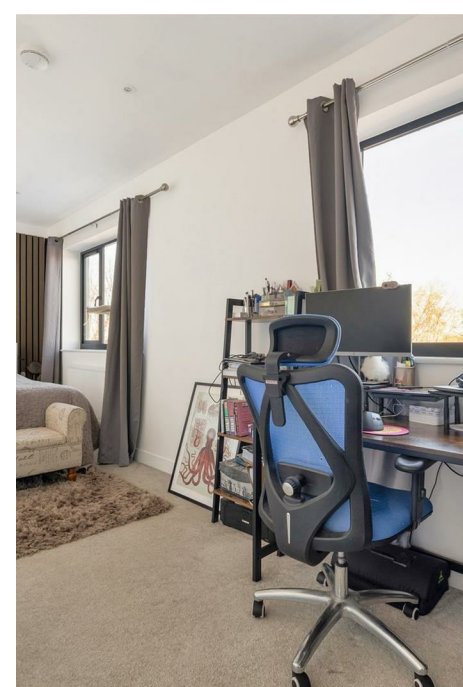
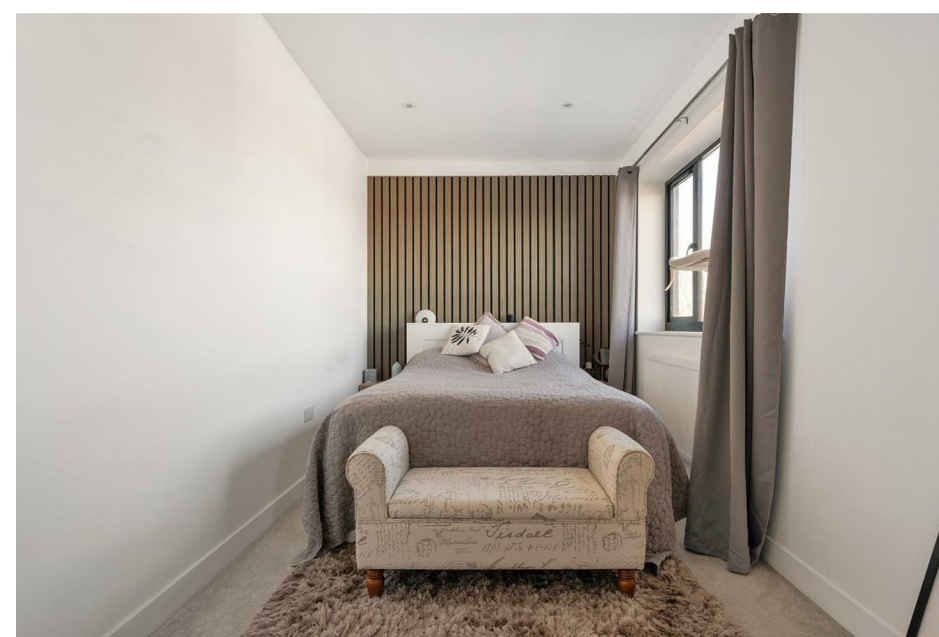


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Features

- Spacious One Bedroom Apartment
- Private South Facing Terrace
- Third / Top Floor
- Very Well Presented Throughout
- Bright Open Plan Kitchen Reception
- Well Maintained Building
- Close To Forest Gate Station
- Well Located For Local Amenities
- Chain Free



A bright and spacious one bedroom apartment set on the third floor of a smart, well maintained building in Forest Gate. With a private south facing terrace, generous proportions and a calm, well presented finish throughout, this is a home that feels easy to settle into, all within easy reach of Forest Gate Station and the neighbourhood's excellent day to day amenities.



### A WORD FROM THE OWNER...

"I've truly loved living in this flat, and if I weren't planning to start a new chapter of my life, I wouldn't even think about leaving.

One of the things that drew me in straight away was the location. Tucked away from busy roads, it's wonderfully quiet and perfect for a good night's sleep. The layout of the flat has also been a real bonus throughout the seasons. The living room faces south-east, so with a little bit of sun it fills with soft natural light, making the space feel warm and bright even in winter (and helping keep heating bills down). In the summer, opening the bedroom and living room windows creates a gentle cross-breeze that keeps everything cool and comfortable.

Some of my favourite memories here are the simple ones—warm evenings spent out on the terrace with a glass of wine, watching the lights of Canary Wharf and the sunsets over the ArcelorMittal Orbit.

It's been a very special place to call home, and I hope the next owner will love it just as much as I have."





➤➤ IF YOU LIVED HERE...

The heart of the home is the open plan kitchen, lounge and diner, a light filled space with wide glazing and a natural flow out to the terrace. There's plenty of room to cook, eat and unwind, with clean white cabinetry, sleek worktops and warm wood flooring keeping everything feeling cohesive and considered. The decor is fresh and understated, while the top floor position helps give the whole apartment an airy, peaceful feel.

Step outside and the south facing terrace becomes a real extension of the living space, with ample room for seating, planting and long, slow afternoons in the sun. Back inside, the bedroom is impressively proportioned and beautifully bright, with enough length to accommodate both sleeping and working space if needed. The bathroom is neatly finished in a contemporary style, while the hallway storage adds another practical touch to a layout designed with everyday living in mind.

WHAT ELSE?

Forest Gate Station is close by, for speedy Elizabeth line connections across London  
Wanstead Flats and West Ham Park are both within easy reach for weekend walks and open green space  
You're well placed for the independent cafes, restaurants and everyday amenities around Forest Gate  
Set within a well maintained modern development with a peaceful top floor position

