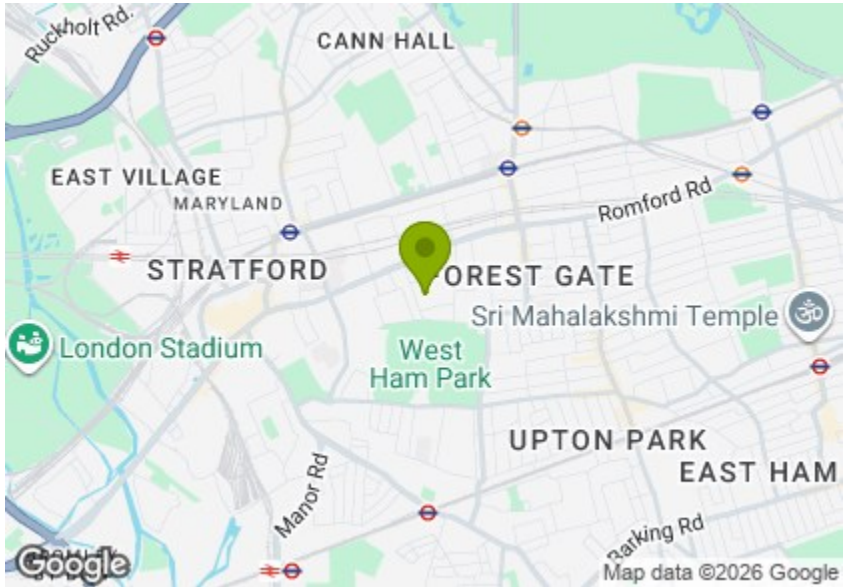
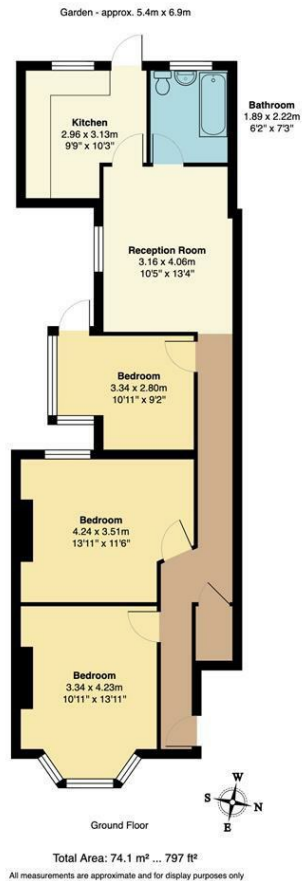


STORK ROAD, FOREST GATE

Offers In Excess Of £375,000 Leasehold
3 Bed Flat



Features:

- Three Bedroom Flat
- Ground Floor
- Private Garden
- Bay Fronted
- Chain Free
- Long Lease
- Close to Stratford
- Desirable Location Moments From West Ham Park

A chain-free, ground floor three bedroom flat with a private garden, set on a residential street moments from West Ham Park and within easy reach of Stratford. Offering approximately 797 sq ft of living space, this well-proportioned home combines generous room sizes with a practical layout, placing you close to excellent transport links, green spaces and a growing collection of local independent favourites.

E11, E7, E12 & E15
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IF YOU LIVED HERE...

A long hallway guides you through the home, with the bay-fronted principal bedroom sitting at the front of the property. Filled with natural light from the angled bay window, it is a generous double room with plenty of space for freestanding furniture. Two further bedrooms sit along the hall, both well-sized and versatile, whether used for family life, guests or working from home.

To the rear, the reception room offers a comfortable central living space, with a bright, open feel and direct access through to the kitchen. The kitchen is neatly arranged in an L-shape, with plenty of worktop space and storage, and a door leading straight out to the garden. The private garden extends behind the property, offering a welcome outdoor retreat with room for seating, planting and enjoying warmer days.

The bathroom is positioned just off the reception room and includes both a bathtub and overhead shower. Throughout, the décor is clean and neutral, creating a blank canvas that is ready to move into and make your own.

WHAT ELSE?

- West Ham Park is just moments away, offering wide open lawns, ornamental gardens, tennis courts and one of East London's most loved green spaces.

- Stratford is within easy reach, putting the Elizabeth line, Central line, Overground and National Rail services close at hand, alongside Westfield Stratford City and the cultural attractions of the Queen Elizabeth Olympic Park.

- Local favourites nearby include Giovanna's Deli & Wine, Wild Goose Bakery at Winchelsea Arches and The Holly Tree, while Forest Gate's growing food and drink scene is just a short stroll away.



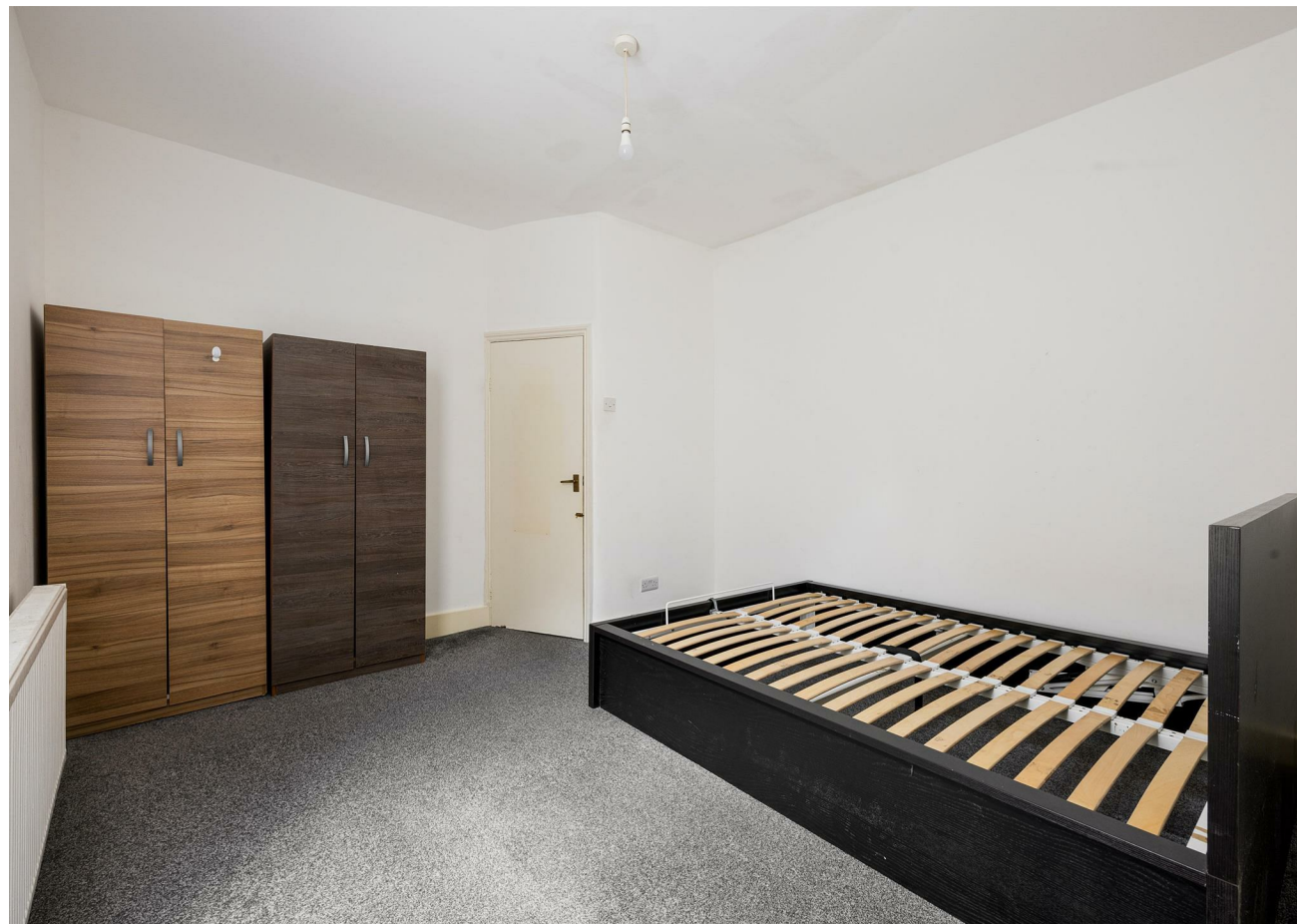
WORD FROM THE EXPERT...

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture".

BEN CHARLETON
E11 BRANCH MANAGER

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Reception Room

10'4" x 13'3"

Kitchen

9'8" x 10'3"

Bedroom

10'11" x 13'10"

Bedroom

13'10" x 11'6"



Bedroom

10'11" x 9'2"

Bathroom

6'2" x 7'3"

Garden

17'8" x 22'7"



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