

Kitchen/Lounge/Diner  
16'6" x 25'3"

Bedroom  
10'10" x 14'1"

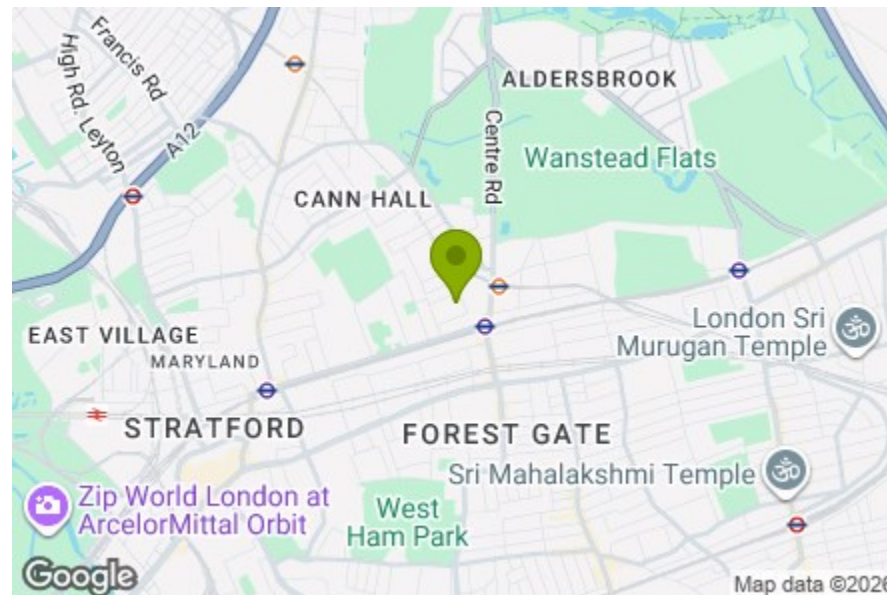
Bathroom  
5'4" x 9'5"

Bedroom  
16'8" x 15'6"

Eaves Storage

Total Area (Excluding Eaves Storage): 76.8 m<sup>2</sup> ... 827 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		71	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



## 8 ESSEX STREET, FOREST GATE Offers In Excess Of £400,000 Freehold 2 Bed Flat



### Features:

- First Floor Victorian Conversion
- Two Double Bedrooms
- Close to Forest Gate Station
- Open Plan Kitchen Diner
- Converted Loft
- Freehold
- Good Decorative Order
- Close to Wanstead Flats

Set on the first floor of a Victorian conversion, this well-arranged home offers two double bedrooms, including one within a converted loft, adding a flexible and well-proportioned layout. The open-plan kitchen diner provides an inviting setting for everyday living and entertaining, while the property is presented in good decorative order throughout. The location places Forest Gate Station within easy reach, alongside the open green stretches of Wanstead Flats. Altogether, it's a thoughtfully arranged home combining comfort, style, and a well-connected position.

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#### IF YOU LIVED HERE...

A handsome brick frontage with crisp detailing and a distinctive gabled feature gives the house a confident presence on the street. The bay window adds character and balance, while the overall elevation feels neat and composed, setting a welcoming tone before you step inside.

The kitchen, lounge, and dining room forms a central heart to the home, presented as one cohesive arrangement that feels generous and well considered. The reception area sits to the front, anchored by the bay window which brings depth and a strong sense of character to the living area. Warm flooring runs throughout, visually tying each zone together as the room flows back towards the kitchen. Here, shaker-style cabinetry, soft-toned finishes, and tiled splashbacks introduce texture and contrast, creating a backdrop that feels refined and thoughtfully chosen. Additional glazing to the rear draws daylight through the room, lending a settled, relaxed atmosphere that suits both everyday living and more sociable occasions.

Set beyond the main living area, the bedroom offers a restful quality, with soft-toned walls, warm flooring, and built-in wardrobes neatly incorporated to keep the room feeling orderly and balanced. The bathroom follows the same considered approach, with crisp finishes, gentle contrasts, and a bath with overhead shower creating a space that feels carefully put together.

The top floor is dedicated to a generously sized bedroom, where skylights and windows draw daylight deep into the room. Integrated eaves storage is neatly tucked

within the space, allowing it to feel comfortable and flexible, with a sense of privacy that sits pleasantly apart from the rest of the house.

The surrounding neighbourhood strikes an appealing balance between local favourites and open green space. Tamping Grounds is a popular stop for quality coffee and daytime catch-ups before the landscape opens out onto Wanstead Flats, part of Epping Forest, offering wide skies and long, easy walks. Close by, the Forest Gate Railway Arches have developed into a lively stretch of independents, where Ramble Café is known for its coffee and brunch menus, Wanstead Tap for craft beers and easy evenings, and Joyau for refined dining with a neighbourhood feel. Together, they give the area a sociable, well-rounded character that's easy to enjoy day to day.

#### WHAT ELSE?

Transport links are well placed for moving easily across London. Forest Gate Station is a five-minute walk away, offering fast connections via the Elizabeth line towards the City, Canary Wharf, and the West End. Wanstead Park Station is also a five-minute walk, providing Overground services that integrate smoothly with the wider network.



#### A 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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