

Total Area: 46.4 m² ... 500 ft²

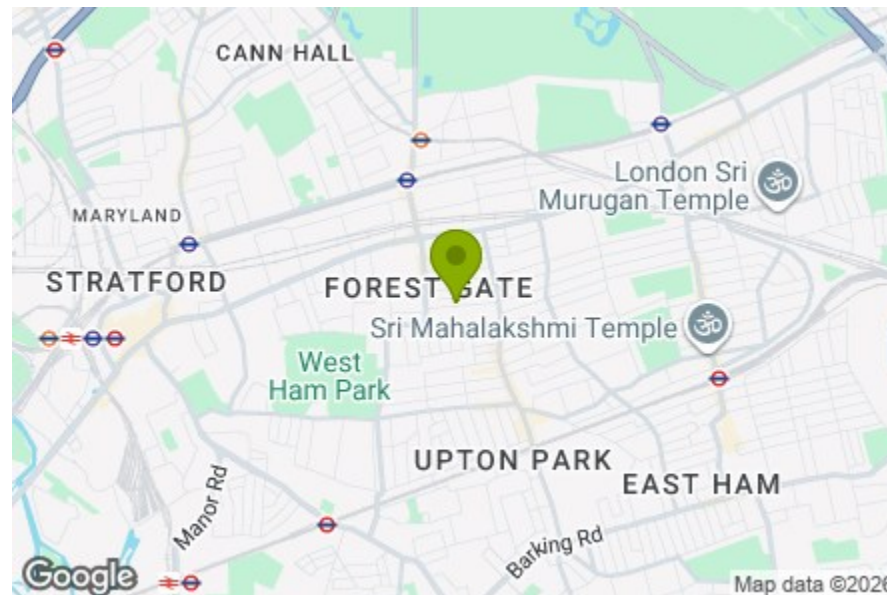
All measurements are approximate and for display purposes only

Reception Room
10'1" x 15'1"

Kitchen
6'8" x 8'6"

Bathroom
5'3" x 6'11"

Bedroom
11'6" x 13'2"



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		75	80
		EU Directive 2002/91/EC	



GROSVENOR ROAD, FOREST GATE

Offers In Excess Of £300,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Period Conversion
- First Floor
- Semi Open Plan Kitchen and Reception
- Quiet Street Close to Amenities
- Beautifully Presented
- Close to Forest Gate Station
- Double Glazed Sash Windows
- Chain Free
- Potential to extend STP

A bright and well-proportioned one bedroom apartment set on the first floor of a Victorian conversion on Grosvenor Road, in the heart of Forest Gate. Thoughtfully arranged and presented in excellent order, this home offers a relaxed and comfortable living space within easy reach of local cafés, green spaces and strong transport links across East London.

The neighbourhood has an easy, residential feel while remaining well connected. Forest Gate station is within walking distance for swift journeys into Liverpool Street, and the wide open greenery of West Ham Park is close by when you want a change of pace. Offered chain free, the property is ready for a smooth and straightforward move.

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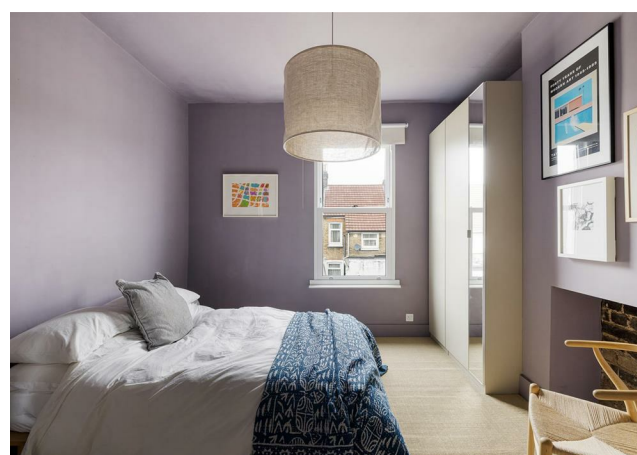
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IF YOU LIVED HERE...

Step through the front door and head upstairs to your first floor home, where the layout unfolds across a well arranged living space. At the front of the property the reception room stretches to over fifteen feet in length, creating a bright and welcoming place to relax or host friends. A large bay window brings in plenty of daylight, giving the room an airy feel while highlighting the calm, carefully chosen palette throughout.

Just alongside, the semi open plan kitchen is neatly arranged and separated by a breakfast bar, creating a natural distinction between cooking and living spaces while keeping everything sociable. Flush cabinets and integrated appliances, including a self-cleaning oven and dishwasher, provide a practical and well considered setup for everyday use.

To the rear, the bedroom is a generous double measuring over thirteen feet in length. Quiet and comfortable, it offers plenty of fitted storage and a peaceful place to wind down at the end of the

day. Completing the home is the bathroom, a bright and well kept space with a full bath and simple, clean finishes.

WHAT ELSE?

Forest Gate Station is around half a mile away, offering direct services to Liverpool Street and fast connections across London via the Elizabeth Line.

The expansive greenery of West Ham Park, spanning seventy seven acres, is less than ten minutes away on foot.

Forest Gate High Street is close by, with a growing mix of independent cafés, bakeries and restaurants alongside everyday shops and amenities.

Stratford, with Westfield shopping centre, theatres and transport connections, is easily reached by bus or train.



A WORD FROM THE OWNERS..

"Grosvenor Road was our first home purchase, and renovating it – from sanding the floorboards to choosing the new kitchen – was truly a labour of love. It was absolutely worth it: whether sitting in the south-facing bay window with a morning coffee, or chatting with friends in the living room whilst pottering in the kitchen. A nearby hidden gem is West Ham Park's beautiful formal gardens, and we'll be back to Forest Gate regularly for the pubs and cafés around Wanstead Flats, and for curries on Green Street."

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