



Total area: approx. 33.5 sq. metres (360.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephoto | www.modephoto.co.uk  
Plan produced using PlanUp.

**Tower Hamlets Road**



## Tower Hamlets Road, Forest Gate

Asking Price £265,000 Leasehold

- One bedroom
- Good condition
- Chain free
- Communal bike store
- Top floor conversion
- Contemporary shower room
- Forest Gate Station (Elizabeth Line) is approximately 0.4 miles away

# Tower Hamlets Road, Forest Gate

Set within the ever-popular area of Forest Gate, Petty Son & Prestwich are delighted to present this stylish one bedroom top-floor conversion apartment, offering contemporary living in one of East London's most vibrant and well-connected neighbourhoods.



Council Tax Band: B



Perfectly positioned on Tower Hamlets Road, the property enjoys an enviable location moments from an eclectic mix of independent cafés, trendy bars, artisan bakeries and local amenities, many of which are tucked beneath the characterful railway arches nearby.

The wide open green spaces of Wanstead Flats Common are just a short stroll away, offering the ideal balance between city living and outdoor escape. Forest Gate Station (Elizabeth Line) is approximately 0.4 miles away, alongside Wanstead Park Station, providing swift and convenient connections into the City, Canary Wharf and beyond. Accessed via a communal entrance, stairs rise to the first floor where the apartment is located.

Inside, a welcoming central hallway leads through to a bright and beautifully presented interior, finished in crisp white tones that create a fresh, modern atmosphere throughout.

To the rear of the property is an impressive open-plan living, kitchen and dining space which is a light-filled room designed for both relaxing and entertaining. Hardwood flooring runs underfoot, while doors opening onto a private balcony allow natural light to pour in, enhancing the airy feel of the space.

The contemporary kitchen is fitted with warm wooden cabinetry, sleek black worktops and striking black metro-tiled splashbacks, creating a stylish yet practical finish. The bedroom is generously proportioned and wonderfully bright, benefitting from dual windows that further enhance the sense of space and light.

Completing the property is a beautifully finished, fully tiled shower room featuring soft grey tiling, a walk-in rainfall shower, wash hand basin and low-level W/C, all designed with a clean contemporary aesthetic. Further benefits include a communal bike store - ideal for those who cycle and require dedicated storage space.

Lease Information: 125 years from 17th June 2010 (190 years currently remain)  
Service Charge: £550 per annum (reviewed

annually)  
Ground Rent: £300 per annum  
EPC Rating: C78  
Council Tax Band: B  
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

**Reception Room/Kitchen**  
16'10" x 12'10"

**Bedroom**  
10'7" x 8'6"