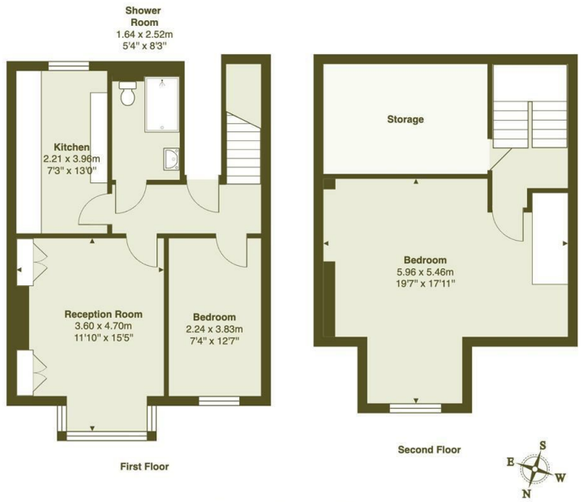


Total Area: 89.1 m² ... 959 ft²

All measurements are approximate and for display purposes only

Reception Room
11'9" x 15'5"

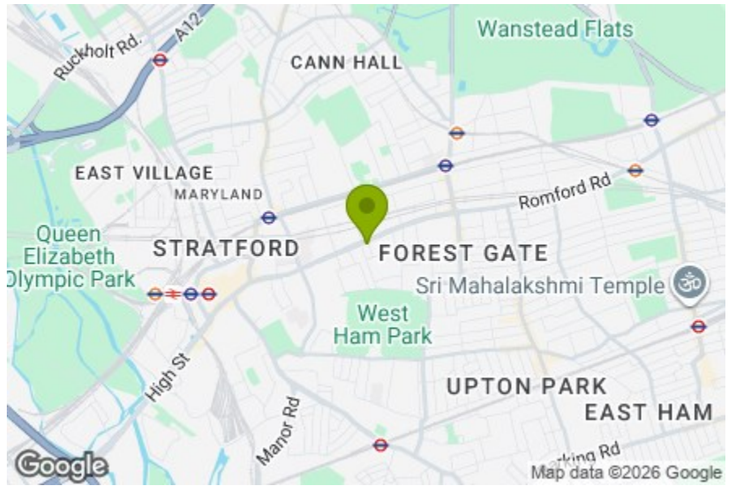
Kitchen
7'3" x 12'11"

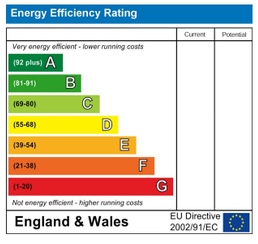
Bedroom
7'4" x 12'6"

Shower Room
5'4" x 8'3"

Bedroom
19'6" x 17'10"

Storage





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ROMFORD ROAD, FOREST GATE

Offers In Excess Of £400,000 Leasehold

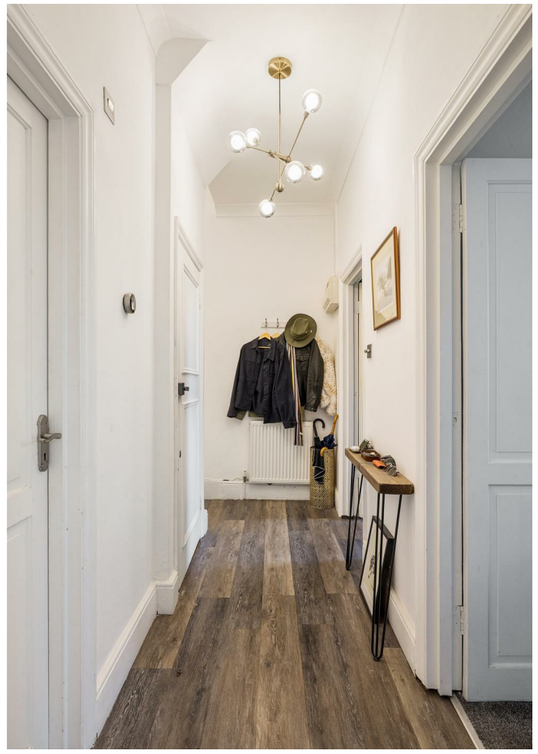
2 Bed Apartment - Duplex

Features:

- Two Bedroom Duplex Apartment
- Large Principal Bedroom
- Separate Kitchen and Reception
- Off Street Parking
- Eves Storage
- Close to Maryland Station
- Moments from West Ham Park

A beautifully arranged two bedroom Victorian duplex, set across the first floor and converted loft of a period terrace on Romford Road. With generous proportions, thoughtful interior details and plenty of natural light, this is a home with real personality. West Ham Park is close by, while Stratford's shops, restaurants and excellent transport connections bring the best of East London within easy reach.

REQUEST A VIEWING
0203 397 2222















IF YOU LIVED HERE...

Step inside and you'll find a wonderfully inviting reception room, where a box bay window frames leafy street views and traditional picture rails and ceiling mouldings nod to the home's Victorian heritage. Soft grey carpeting brings warmth underfoot, while the generous proportions leave plenty of room for both relaxing and dining. The separate kitchen has a fresh, contemporary finish, with engineered ash flooring, sleek white cabinetry, metro-tiled splashbacks and a bespoke breakfast bar, perfect for slow mornings over coffee. Elsewhere on this floor, the bathroom is finished in marble-effect tiling, with a generous walk-in shower, heated towel rail and mirrored cabinet. The first bedroom is a comfortable double, enjoying its own leafy outlook.

Head upstairs and you'll discover the real surprise of this home. The converted loft provides an exceptionally generous principal bedroom, with rich cherry-toned timber flooring, plenty of natural light and room for a dressing area or workspace. A substantial adjoining eaves storage area is another welcome addition, keeping everyday belongings neatly tucked away. With its blend of Victorian detailing, contemporary finishes and flexible living space, this is a home that feels both practical and full of personality.

WHAT ELSE?

- West Ham Park is a lovely local escape, with ornamental gardens, tennis courts and open lawns, while nearby Stratford Park offers another green spot for weekend walks. Queen Elizabeth Olympic Park is also within easy reach, with its waterways, parkland and sporting facilities.

- Stratford has plenty to explore, from coffee and brunch at Sawmill Café to a traditional pint at the King Edward VII pub. Theatre Royal Stratford East is a local cultural favourite, while Westfield Stratford City brings shopping, restaurants and entertainment together in one place.

- Getting around is easy, with Maryland station offering Elizabeth line services and Stratford providing connections via the Central and Jubilee lines, DLR, Overground and National Rail. An excellent location for enjoying East London and travelling further afield.



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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