Total Area: 64.6 m² ... 695 ft²

All measurements are approximate and for display purposes only

Bedroom
11'6" x 13'2"

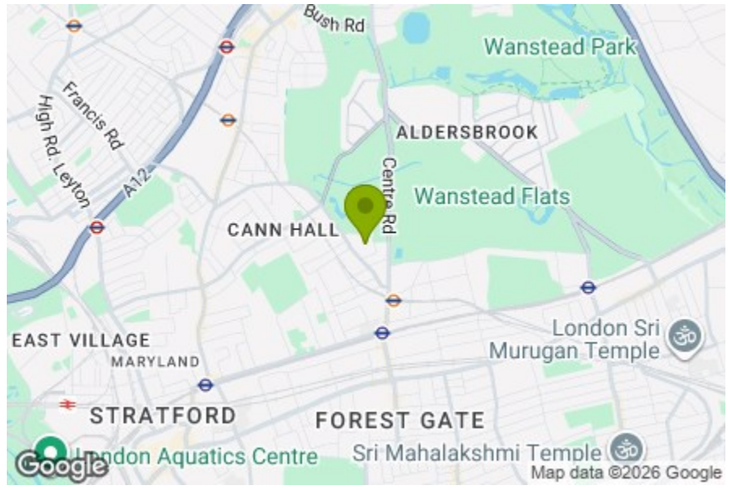
Bedroom
9'0" x 10'9"

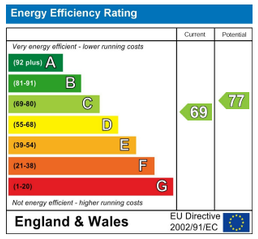
Bathroom
4'1" x 6'10"

Garden Space
4'9" x 6'2"

Kitchen/Reception Room
13'2" x 23'5"

Garden
approx 16'4" x 32'9"





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KNIGHTON ROAD, FOREST GATE

Offers In Excess Of £495,000 Leasehold

2 Bed Flat

Features:

- Victorian Conversion
- Two Double Bedrooms
- Ground Floor
- Extended Open Plan Living Space
- Moments From Wanstead Flats
- Quiet Tree Lined Residential Road
- Short Walk to Wanstead Park/ Forest Gate Stations
- Newly Refurbished
- Chain Free

Set on a quiet, tree-lined street just moments from the wide open greenery of Wanstead Flats, this beautifully refurbished two bedroom ground floor Victorian conversion offers generous living space, a private garden and easy access to both Forest Gate and Wanstead Park stations. Chain free and ready to move straight into, it combines period character with a fresh, contemporary finish throughout.

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IF YOU LIVED HERE...

Step inside and a long entrance hallway leads you through this thoughtfully redesigned home. At the front, the principal bedroom enjoys a bright bay window and attractive proportions, while the second double bedroom sits just behind, equally well-sized and finished in soft neutral tones. The family bathroom has been finished with striking marble-effect tiling, a full-sized bath and sleek contemporary fittings, creating a luxurious feel.

To the rear, the home opens dramatically into an extended open plan living space designed for modern day-to-day living. The kitchen is beautifully appointed with clean white cabinetry, integrated appliances, generous worktop space and overhead rooflights that draw natural light deep into the room. Beyond, the reception and dining area stretches across the width of the property, with impressive glazed doors framing garden views and creating a wonderful sense of openness. The garden itself offers a mix of patio and lawn, providing plenty of space for outdoor dining, gardening or simply enjoying warmer days in peaceful surroundings.

WHAT ELSE?

Wanstead Flats is at the end of the road, offering acres of open green space, woodland walks, sports facilities and some of East London's most treasured outdoor scenery.
Forest Gate station is a short walk away for fast Elizabeth line connections into Liverpool Street, the City and Canary Wharf, while nearby Wanstead Park station provides convenient Overground links.
The area continues to grow in popularity thanks to its excellent independent food and drink scene, including neighbourhood favourites around Forest Gate arches, alongside the green spaces of West Ham Park and nearby Wanstead.

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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