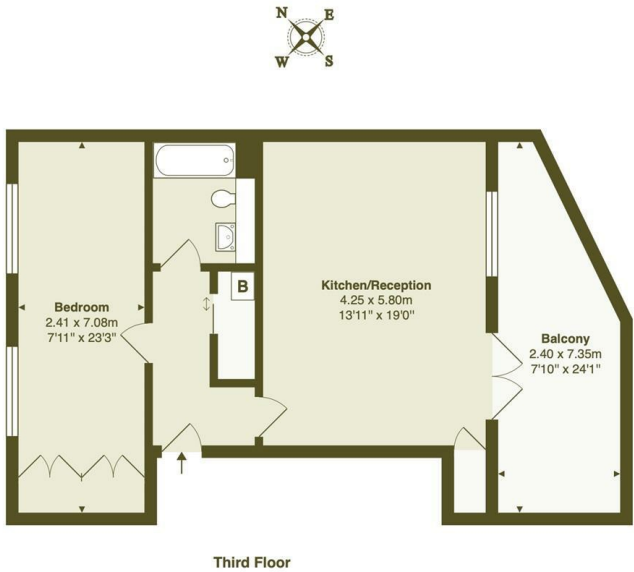




Kitchen/Reception
13'11" x 19'0"

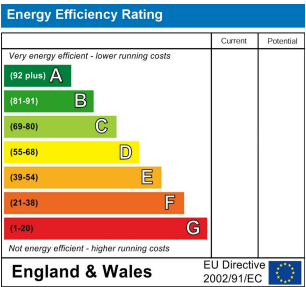
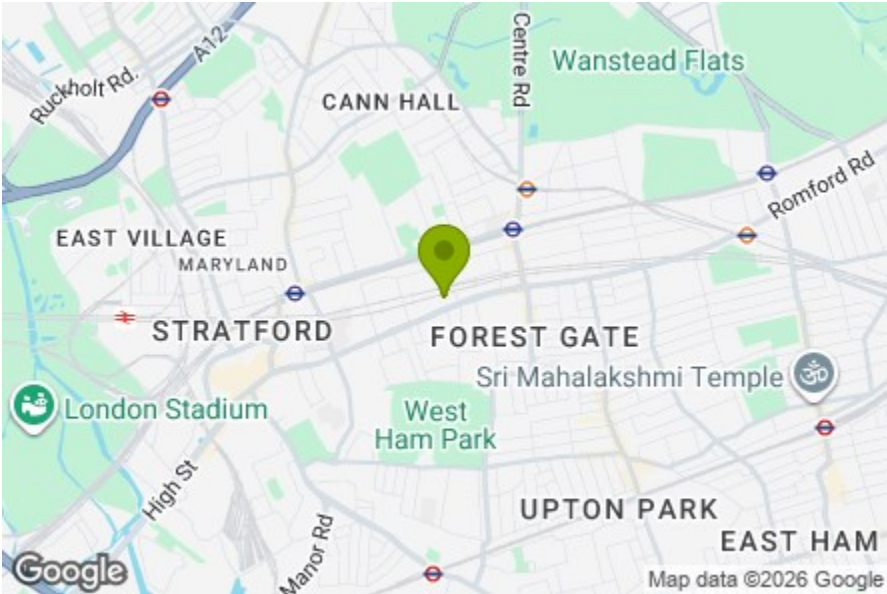
Balcony
7'10" x 24'1"

Bathroom

Bedroom
7'10" x 23'2"

Total Area (Excluding Balcony): 55.6 m² ... 598 ft²

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.



ATHERTON MEWS, FOREST GATE

Offers In Excess Of £365,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- Top Floor
- Spacious Private Balcony With Views
- Open Plan Living/ Entertaining Space
- Short Walk to Forest Gate Station
- Close to Shops & Amenities
- Well Presented Space
- Contemporary Kitchen & Bathroom
- Full of Natural Light
- Built-In Storage

A light-filled one bedroom apartment on the top floor of a contemporary Forest Gate development, with a generous private balcony, open-plan living and a bright, calm finish throughout. Forest Gate Station and the neighbourhood's growing collection of independent places to eat and drink are all close by, with Wanstead Flats adding plenty of green space nearby.

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IF YOU LIVED HERE...

Step inside and the hallway connects each part of the apartment, with useful built-in storage tucked away along the way. The kitchen/reception is the heart of the home, a wonderfully bright open-plan space with warm wood flooring and plenty of room to create distinct areas for cooking, dining and relaxing. The contemporary kitchen is finished with streamlined white cabinetry and pale worktops, while windows and glazed doors bring in an abundance of natural light. From here, doors open directly onto the spacious private balcony, giving you a lovely extension of the living space and far-reaching views from the top floor.

Back across the hallway, the bedroom is particularly generous, stretching the full depth of this side of the apartment and finished in soft, neutral tones with carpet underfoot. A run of built-in wardrobes provides plenty of storage without eating into the floor space. Next door, the bathroom has a clean contemporary finish, with marble-effect tiling, a bath with shower above and a large mirrored wall. Altogether, it is a thoughtfully

arranged home with a calm, cohesive feel and plenty of natural light.

WHAT ELSE?

- Forest Gate has developed a brilliant independent food and drink scene, with local favourites including Ramble Cafe, The Wanstead Tap and Forest Tavern, alongside plenty more around Woodgrange Road and the railway arches.
- Wanstead Flats provides a wonderful sweep of open green space nearby, with plenty of room for weekend walks, running and time outdoors, as well as Jubilee Pond towards its eastern side.
- Forest Gate Station is within easy reach for Elizabeth line connections, while the shops, cafés and everyday amenities around Woodgrange Road are also close at hand.



A WORD FROM THE OWNER...

"I bought this property 5 years ago as the first owner, and it has been my constant haven ever since. Since then I have met someone, got married, and with a baby now on the way it's a bittersweet moment to say goodbye to this home we love.

The positioning, space, location and neighbours makes this flat a real gem. As owners of the freehold, all owners of the flats in the block are kind and considerate, and it feels like a real community you can call on.

The location is perfect to benefit from many different things in the area. It's a short walk to Forest Gate high street and the Elizabeth line, close to beautiful West Ham park and Atherton Leisure Centre, and right by a bus stop which can get you to Stratford in just under 10 minutes.

As for the flat itself, the road it's on has no passing traffic, and being on the top floor it brings incredible light and privacy. The layout provides a sense of

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