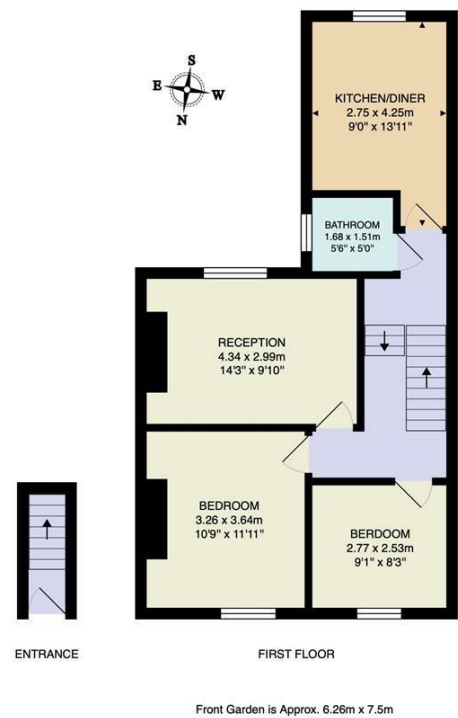




Bedroom
10'8" x 11'11"

Bedroom
9'1" x 8'3"

Reception Room
14'2" x 9'9"

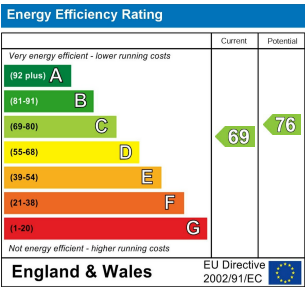
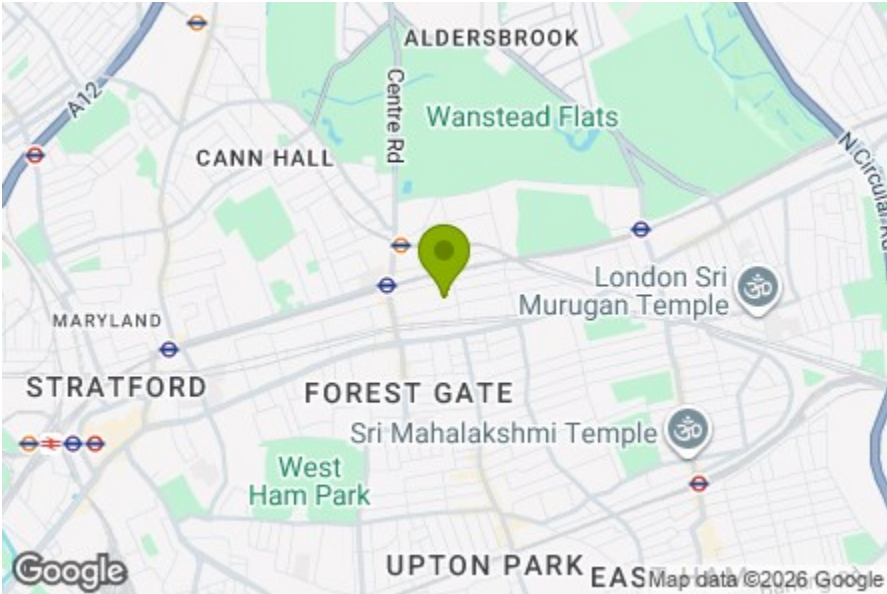
Bathroom
5'6" x 4'11"

Kitchen/ Diner
9'0" x 13'11"

Front Garden
approx 20'6" x 24'7"

Total Area: 58.5 m² ... 630 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.



OSBORNE ROAD, FOREST GATE

Offers In Excess Of £450,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Victorian Conversion
- Two Bedrooms
- First Floor Flat
- Private Front Garden
- Stylishly Finished
- Close to Forest Gate Station
- Forest Gate Conservation Area
- Eat in Kitchen
- Close to Wanstead Flats

Tucked within the sought after Forest Gate Conservation Area, this beautifully presented two bedroom first floor Victorian conversion blends timeless character with stylish modern updates. With its own private front garden, an inviting eat-in kitchen and Forest Gate Station just a short walk away, it's perfectly placed for making the most of everything this increasingly popular neighbourhood has to offer. Wanstead Flats is also close by, bringing acres of open green space to your doorstep.

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IF YOU LIVED HERE...

Your shared front door leads upstairs to a bright and thoughtfully arranged first floor. The reception room sits at the heart of the home, with generous proportions, large windows drawing in plenty of natural light and a calm, contemporary finish enhanced by soft green detailing. Alongside, the principal bedroom is a comfortable double with a peaceful outlook, while the second bedroom offers excellent versatility as a guest room, nursery or home office. The bathroom is fresh, clean and neatly finished with a white suite and shower over the bath.

To the rear, the eat-in kitchen is a welcoming space designed for everyday living, with sleek grey cabinetry, generous worktop space and plenty of room for dining. Light pours in through the large window, creating a bright setting for morning coffee or relaxed suppers with friends. Outside, your private front garden provides a lovely spot to enjoy warmer days, adding another welcome dimension to this carefully maintained home.

WHAT ELSE?

Forest Gate Station is within easy walking distance, offering Elizabeth line services that whisk you into Stratford, the City and the West End with ease. Wanstead Flats is just moments away, with wide open green spaces, walking trails and playing fields providing a welcome escape from city life. Forest Gate's thriving independent scene continues to grow, with local favourites including The Holly Tree, Joyau Wine Bar, Pretty Decent Beer Co. and the popular Winchelsea Arches all close at hand.



A WORD FROM THE OWNER..

"We have loved our time at 78a. The flat is really light and located on a charming, peaceful road with a lovely, friendly local community. We are only a five minute walk to the the Elizabeth Line, with Wanstead flats under 10 minutes walk away. Forest Gate has a fantastic array of cafes, restaurants and pubs - we particularly love Giovanna's at the end of our road for Pizza and wine, Ramble Cafe under the railway arches for coffee and pastries, and the Forest Tavern for Sunday Roasts. Plus, there's the likes of Reformer Pilates and Sauna and Cold Plunge as well as dog groomers and the refill store Cups and Jars - Forest Gate is a really lovely place to live."

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