



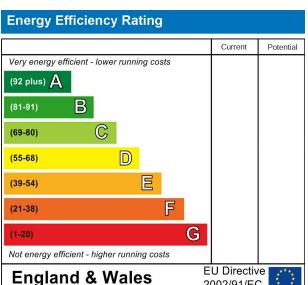
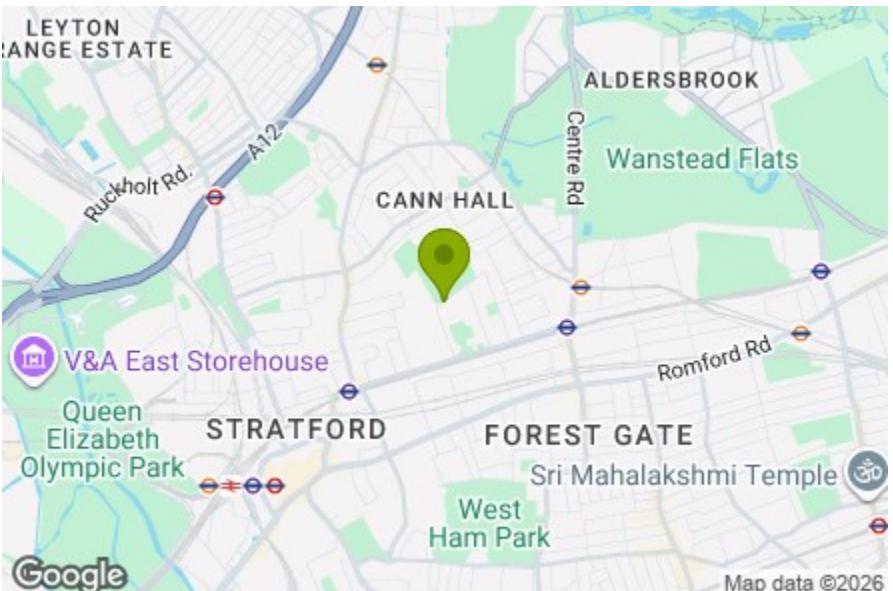
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.

Kitchen/Lounge/Diner
19'8" x 16'4"

Bedroom
11'4" x 11'4"

Bathroom

Communal Garden Area
approx. 26'6" x 11'11".



CEMETERY ROAD, £290,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Flat
- Ground Floor
- Bright Open Plan Kitchen and Reception
- Modern Bathroom With Walk In Shower
- Communal Garden
- Recently Fitted Kitchen
- Short Walk To Forest Gate Station
- Close To Wanstead Flats

This ground floor one-bedroom home balances modern comfort with everyday convenience, centred around a recently fitted kitchen that flows into a bright open-plan reception designed for easy living. A contemporary bathroom with a walk-in shower adds a well-finished touch, while the communal garden provides a welcome outdoor extension to the home. Its position places you within a short walk of Forest Gate Station, making commuting refreshingly straightforward. Wanstead Flats is also close at hand, offering well-kept green surroundings for weekend strolls and

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IF YOU LIVED HERE...

A crisp white façade with neatly arranged windows sets a welcoming tone from the moment you arrive, its simple architectural lines giving the building a quietly graceful presence. Step inside and the hallway leads you through to an open-plan kitchen, dining and lounging area where pale timber flooring introduces warmth underfoot. The softly toned cabinetry keeps the aesthetic effortless, allowing the generous proportions to come forward. Several windows draw in natural light, lending the room an easy, uplifting character that suits everything from leisurely breakfasts to relaxed evenings. It's a layout that adapts naturally to daily life.

Your bedroom continues this gentle simplicity, offering clean lines, a neutral palette and a pleasing sense of openness. A wide window invites in a soft flow of daylight, while the recessed alcove provides a useful spot for storage or display without interrupting the room's serene feel. It's a comfortable, versatile retreat ready to shape to your own style.

A contemporary bathroom completes the interior, finished with crisp white tiling and anchored by monochrome flooring. The generous walk-in shower enclosure enhances the room's airy nature, and the window brings in further natural illumination to heighten its considered atmosphere.

Residents also benefit from a communal garden framed by mature trees that lend a natural backdrop. The paved layout offers ample room for seating or informal gatherings, creating a

versatile outdoor area to enjoy moments in the fresh air.

Locally, you'll find a blend of residential ease and a lively independent spirit. Forest Gate's railway arches sit close by, home to Wild Goose Bakery for excellent baked goods, Joyau for thoughtfully curated wines and relaxed tastings, and The Wanstead Tap with its community events and characterful, warehouse feel. East Village adds a modern buzz, while Signorelli remains a favourite for fresh bread and sweet treats. Westfield is only a short bus ride away, offering a wide range of shopping and dining that suits everything from weekday errands to weekend plans. Wanstead Flats, meanwhile, forms part of Epping Forest and offers wide green stretches and woodland edges, ideal for longer strolls, morning runs or simply finding a quiet corner to unwind outdoors.

WHAT ELSE?

Forest Gate and Maryland Stations are both around 15 minutes from the doorstep, each served by the Elizabeth line for fast, reliable journeys into central London and beyond. Wanstead Park Station sits just over 10 minutes away, offering an additional Overground option for day-to-day travel. Together, these links make commuting and exploring neighbouring areas straightforward and well connected.



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

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