

Total Area: 46.1 m² ... 496 ft²
All measurements are approximate and for display purposes only.

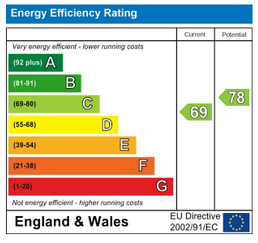
Reception Room
14'9" x 13'2"

Kitchen
9'6" x 8'10"

Bedroom
10'11" x 9'5"

Bathroom
8'10" x 4'10"





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CRUIKSHANK ROAD, FOREST GATE

Offers In Excess Of £295,000 Leasehold

1 Bed House

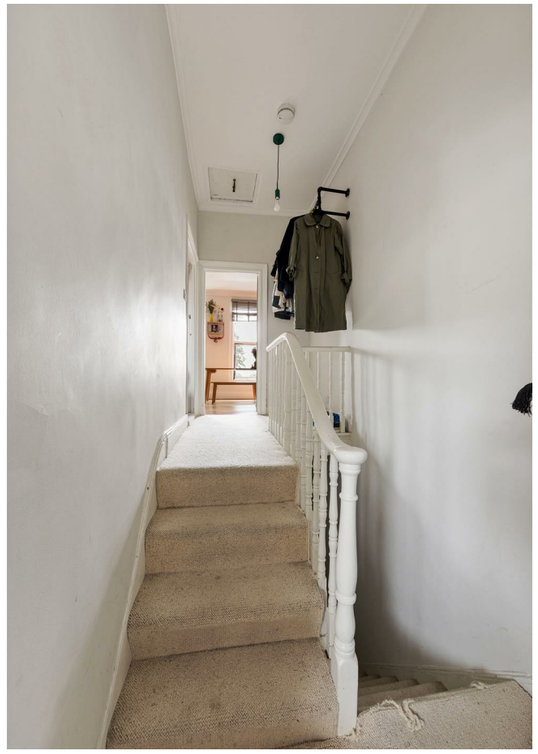
Features:

- One Bedroom Flat
- First Floor
- Bay Fronted
- Well Presented
- Short Walk To Forest Gate And Maryland Stations
- Close To Stratford International And Westfield

Perfectly nestled in between the greenery of the Olympic Park and Wanstead Flats, this stylish one-bedroom apartment is full of character, with an abundance of natural light thanks to the generous bay windows and first floor positioning.

You'll never be short of essentials or tasty treats since you've got a huge array of amenities on your doorstep, but if you need to travel further afield, Maryland station is a 10 minute walk away, where you can be transported to the West End in less than 20 minutes via the Elizabeth line.

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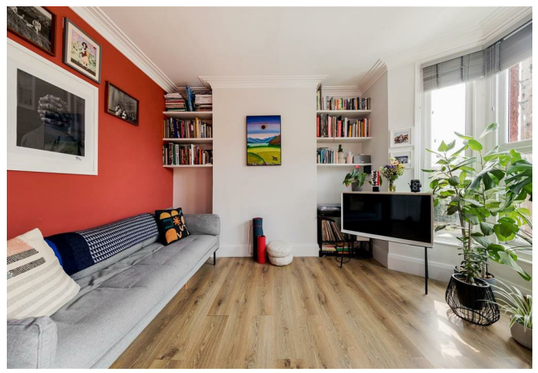














IF YOU LIVED HERE...

You'll love the level of consideration that has gone into restoring this home in a timeless style. Your front reception room is bright and beautiful with timber flooring, custom shelving and the bold and warming feature wall, which contrasts beautifully with the neutral shades elsewhere. The kitchen is just as smart, with sleek sage units, spotless worktops and vertical tiling. The bathroom has a similar aesthetic, with a blush palette and rustic-style flooring. You'll love soaking it all up as you relax in the tub. Finally, the bedroom is a sanctuary for sleep, with soft carpeting underfoot and more sublime decor.

Beyond, you're spoilt for choice when it comes to green spaces; less than 12 minutes away on foot, you've got a choice of Drapers Field, Langthorne Park and Forest Lane Park. Wanstead Flat is less than a mile away, as is the Olympic Park, which can be access via the striking VeloPark and East Village.

Because you're nicely nestled between Leyton, Leytonstone and Forest Gate, you have plenty of choice when it comes to food and drink. Winchelsea Road is a short hop on foot and has an excellent selection of drinking and dining spots, including Joyau wine bar, The Wanstead Kitchen and Wild Goose Bakery.

You've got the much lauded Singburi (Time Out's favourite), or even nearer, Kotch! pizzeria, where the stone-based pizzas are as warm as the atmosphere.

Maryland station is 10 mins away, which means you can enjoy the perks that the Crossrail Elizabeth line brings.

WHAT ELSE?
- New local? Just 13 minutes away on foot, the Cart and Horses has a lot of history under its belt (it's the very venue where Iron Maiden first took to stage), but after a refurbishment it's ready for a new era. As well as the gig calendar, it's got a great selection of drinks.
-You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short hop to Westfield Stratford.
- Nearby in Stratford you'll find the newly developed East Bank, a unique collaboration between world-leading universities, arts and culture institutions, including Sadler's Wells, BBC and the V&A.



A WORD FROM THE OWNER...

"I've loved living in this property, I have completely renovated it with a brand new kitchen and bathroom. It's close to Maryland Station which is on the Elizabeth line. Within a 10 minute walk, you can reach Wanstead flats, where there are lots of coffee shops, wine bars, pubs and bakeries. On Sundays, the Leytonstone farmers market is great for vegetables, bread and meat. Within 15 mins walk you can be at the Olympic Park which has lots of stores, coffee shops and restaurants as well as Stratford Westfields.
Outside the property there is a cycle hoop bike stand, basketball court and small park for kids. The neighbours have all been really friendly to me, including the local convenience store which is at the end of the road."

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