Total Area (Excluding Eaves Storage): 93.0 m² ... 1001 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.

Hall

Bedroom
14'7" x 11'4"

Bedroom
9'1" x 11'4"

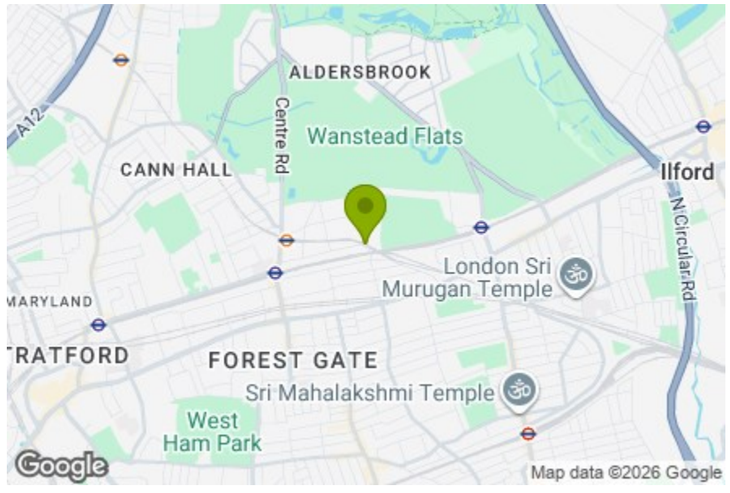
Bathroom
6'6" x 9'0"

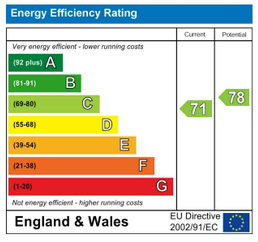
Bedroom
9'10" x 13'6"

Kitchen/Diner
14'7" x 18'10"

Eaves Storage

Reception
9'9" x 11'3"





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0203 369 6444

E17 & E10
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Offers In Excess Of £625,000 Share of Freehold
3 Bed Flat

Features:

- Three Bedroom Flat
- Set Across Two Floors
- Newly Renovated To A High Standard
- Three Double Bedrooms
- Spacious Bathroom With Separate Bath And Shower
- Private Entrance
- Eat In Kitchen
- Short Walk To Forest Gate Station
- Close To Wanstead Flats
- Chain Free

Set on a peaceful residential street just moments from the wide open greenery of Wanstead Flats, this beautifully renovated three bedroom home offers over 1,000 square feet of thoughtfully designed living space. Arranged across two floors with its own private entrance, chain free and finished to a high standard throughout, it's also within easy reach of Forest Gate station and the Elizabeth line, making journeys across London wonderfully straightforward.

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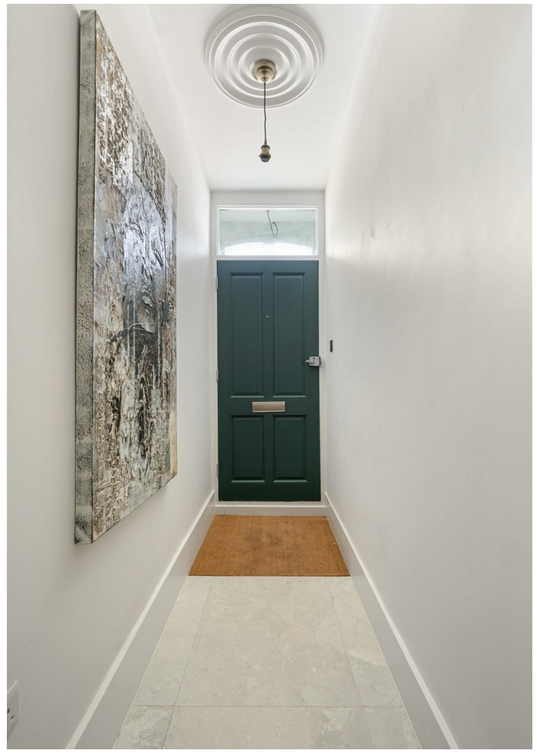

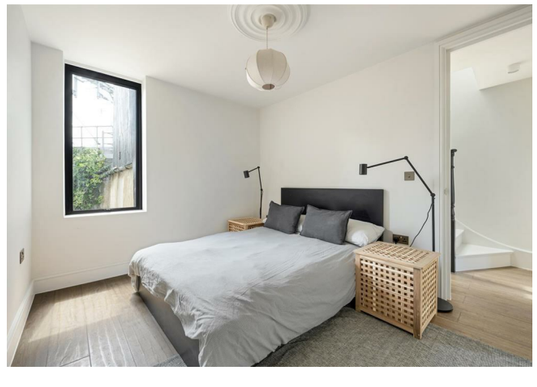

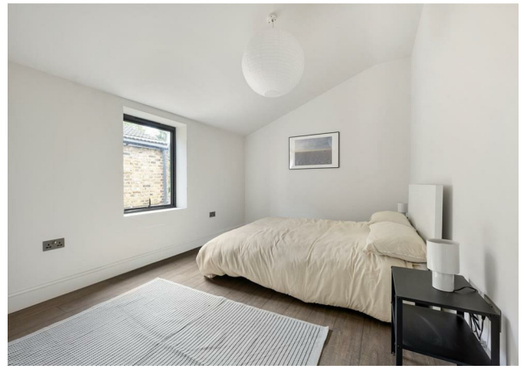

IF YOU LIVED HERE...

Step through your private entrance and head upstairs to discover a bright and beautifully finished home with a calm, contemporary feel throughout. The first floor is home to three genuine double bedrooms, each finished in soft neutral tones with large windows bringing in plenty of natural light. The principal bedroom sits at the front, stretching over 14 feet in length, while the remaining two bedrooms are equally versatile spaces for family life, guests or home working.

Also on this floor is the generous family bathroom, stylishly renovated with both a full-sized bath and a separate walk-in shower. Crisp finishes, clean lines and thoughtful detailing create a space that feels both practical and luxurious for everyday use.

The upper level is dedicated to living and entertaining. Here you'll find a beautifully finished kitchen with sleek contemporary cabinetry, a substantial island and plenty of workspace for keen cooks. Skylights and dual aspect windows help flood the room with natural light, while useful eaves storage keeps everyday clutter neatly tucked away. There is space for a breakfast table, making it an inviting spot for morning coffee or casual meals. Just beyond, the separate reception room provides a cosy retreat for quieter evenings, with glazed doors opening to a Juliet balcony and drawing in light throughout the day. The overall layout strikes a lovely balance between sociable living and more intimate spaces to relax.

WHAT ELSE?

Forest Gate station is a short walk away, offering speedy Elizabeth line connections to Stratford, Liverpool Street, the West End and beyond.
Wanstead Flats is moments from your door, providing acres of open green space for walking, running, cycling and weekend picnics.
The area is packed with independent favourites, including The Wanstead Kitchen, Joyau Wine Bar, Wild Goose Bakery and the much-loved eateries and arches around nearby Forest Gate.

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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