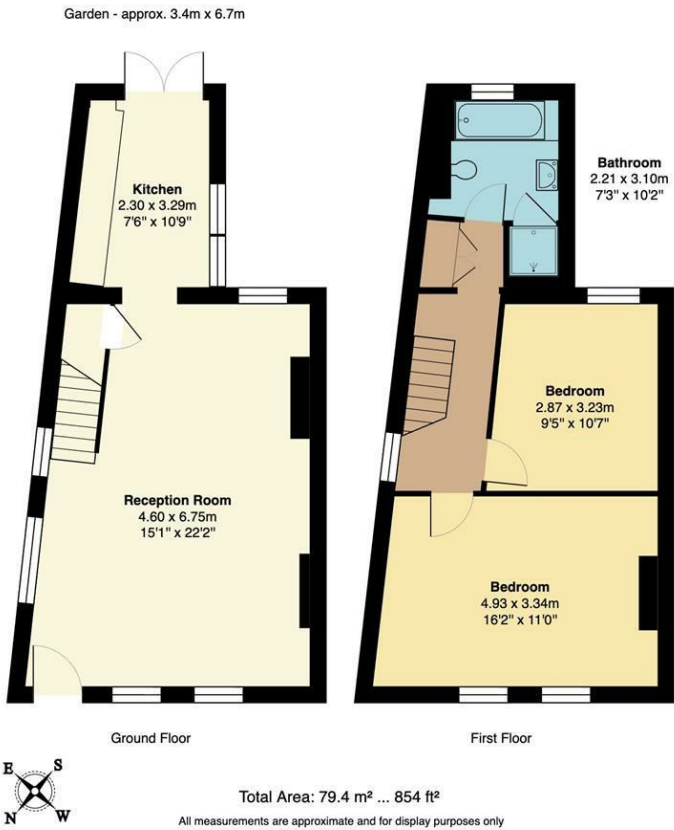




Reception Room
15'1" x 22'1"

Kitchen
7'6" x 10'9"

Bathroom
7'3" x 10'2"

Bedroom
9'4" x 10'7"

Bedroom
16'2" x 10'11"

Garden
approx 11'1" x 21'11"



CEMETERY ROAD, FOREST GATE

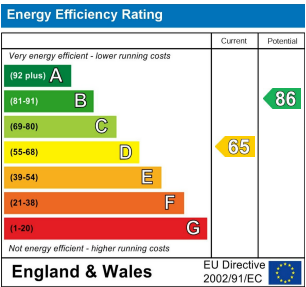
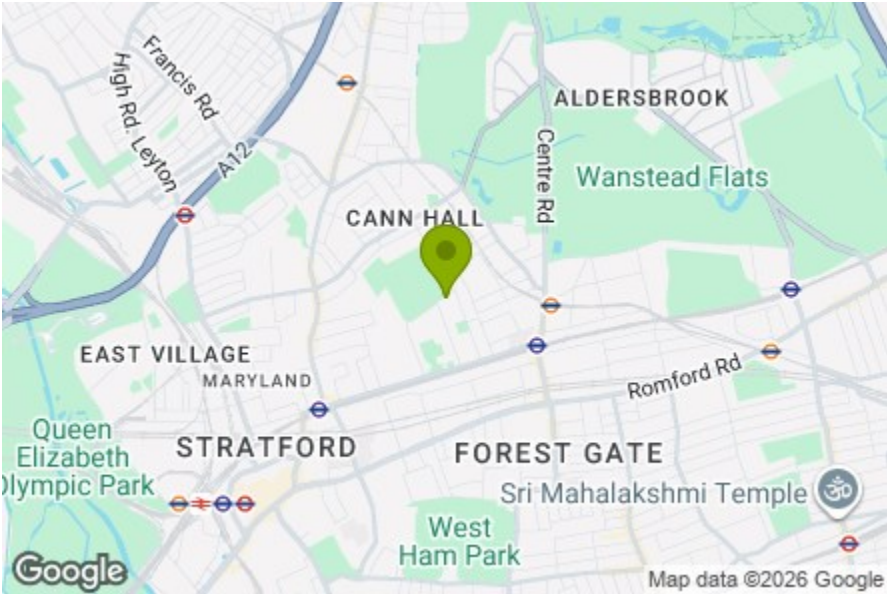
Offers In Excess Of £550,000 Freehold
2 Bed House



Features:

- End Terrace House
- Two Double Bedrooms
- Chain Free
- Close to Wanstead Flats
- Newly Renovated
- South Facing Courtyard
- Side Access
- Close to Forest Gate Station

Moments from the wide open greenery of Wanstead Flats, this beautifully renovated two bedroom end terrace home offers bright, thoughtfully finished interiors, a sunny south facing courtyard and the convenience of side access. Chain free and within easy reach of Forest Gate Station and the Elizabeth line, it's perfectly placed for enjoying both peaceful surroundings and swift journeys into the City.



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IF YOU LIVED HERE...

Step inside and you'll find a wonderfully light, open plan reception and dining room, where warm wooden floors, fresh neutral décor and generous proportions create an inviting space for everyday living and entertaining alike. The staircase sits neatly to one side, giving the room a natural sense of flow, while large windows draw in plenty of daylight. To the rear, the newly fitted kitchen has been finished in deep green cabinetry with crisp white worktops and brushed brass fittings, combining timeless style with practical design. A glazed door opens directly onto the south facing courtyard, creating an easy connection between inside and out.

Upstairs, both bedrooms are comfortable doubles, each finished in calm, contemporary tones that make them easy to personalise. The principal bedroom stretches across the front of the house, while the second double enjoys a peaceful position overlooking the rear. The bathroom has been beautifully updated with striking marble-effect tiling, smart black detailing, a walk-in shower and

elegant modern fittings, completing a home that's ready to move straight into. Outside, the enclosed courtyard is wonderfully low maintenance, with plenty of room for outdoor dining, while the useful side access adds welcome practicality.

WHAT ELSE?

Forest Gate Station is within easy reach, with Elizabeth line services offering fast connections across London, alongside Overground links from nearby Wanstead Park Station. Wanstead Flats is just a short stroll away, providing acres of open green space for morning walks, weekend runs and summer picnics. You're well placed for the independent cafés, restaurants and shops around Forest Gate, including the popular Winchelsea Arches, while nearby West Ham Park offers beautiful gardens, tennis courts and open lawns



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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