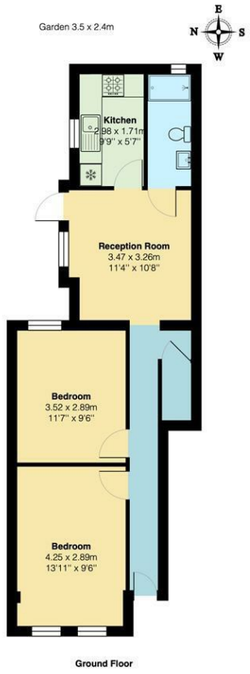


Total Area: 51.8 m² ... 558 ft²
All measurements are approximate and for display purposes only.

Bedroom
13'11" x 9'5"

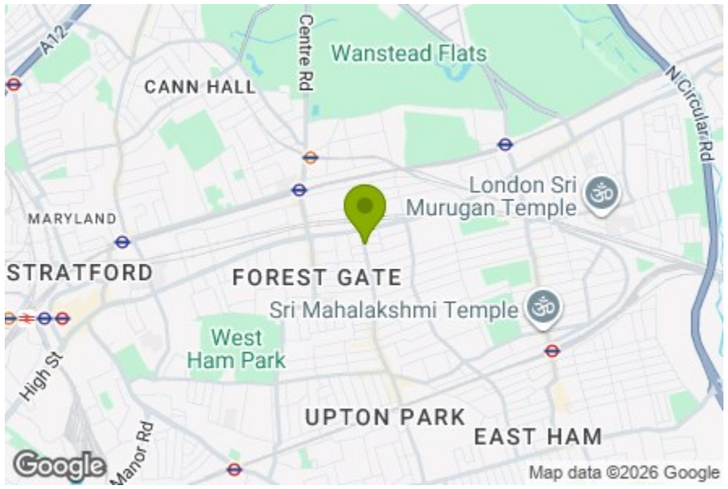
Bedroom
11'6" x 9'5"

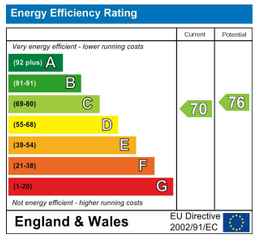
Reception Room
11'4" x 10'8"

Kitchen
9'9" x 5'7"

Bathroom

Garden
11'5" x 7'10"





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GREEN STREET, FOREST GATE

Offers In Excess Of £260,000 Leasehold

2 Bed Apartment - Purpose Built

Features:

- Ground Floor Victorian Purpose-Built Flat
- Two Double Bedrooms
- Close to Forest Gate
- Chain Free
- Private Garden
- Close to Wanstead Flats
- Own Front Door

Set on the ground floor, this classic two double bedroom Victorian purpose-built flat offers a wealth of features inside and out, from the private rear garden to the sole-use front door. As for the location, it's just a short hop from the excellent amenities of Forest Gate and the greenery of Wanstead Flats while public transport is excellent - there are four different stations within walking distance (Forest Gate for the Elizabeth line, Manor Park and Woodgrange Park for Overground routes and Upton Park for the Underground). It's on the market chain-free too.

REQUEST A VIEWING
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IF YOU LIVED HERE...

You'll love the sense of space and potential in this two-bedroom Purpose-built flat, perfectly positioned for comfortable living and creative possibilities. Set across a well-considered layout, the home offers a bright kitchen that flows into the adjoining reception room – ideal for both day-to-day living and entertaining. With its generous proportions and period charm, there's plenty of opportunity here to add your own style and truly make it your own.

Both bedrooms are doubles, offering great flexibility whether you need guest space, a home office or a peaceful retreat. The family bathroom is a good size, ready to meet your needs while you plan and design your dream finishes.

Outside, the private rear garden offers a lovely spot to unwind and is pleasingly low maintenance – giving you more time to enjoy it and less time worrying about upkeep.

Beyond, you'll be delighted to find some fantastic amenities within strolling distance. Start with a walk to Wanstead Flats (Henry VIII's favoured hunting ground), ideal for dog-walkers, fitness fans and picnickers. On the way there, stop off at the Ramble Cafe for a coffee and cinnamon bun, or stroll a bit further to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery, but you're sure to uncover some gems of your own in this dynamic neighbourhood.

WHAT ELSE?
- Forest Gate station is around 11 minutes on foot for the Elizabeth line, Upton Park is 16 minutes for the Circle, Hammersmith and District lines, Manor Park is 21 minutes for the Great Eastern Main Line, and Woodgrange Park is 14 minutes for the Suffragette Overground.
-You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short four minute hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).
- As well as having Wanstead Flats for greenery, you're also a short walk from West Ham Park and Plashet Park - there's no shortage of nature!

A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars.
I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or perhaps a fantastic curry from The Wanstead Kitchen.
After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW
E7 BRANCH MANAGER

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