

GODWIN ROAD, FOREST GATE

Offers In Excess Of £375,000 Share of Freehold

1 Bed Flat

Features:

- One Bedroom Victorian Conversion
- Ground Floor
- Private South Facing Garden
- Forest Gate Village Location
- Private Front Door (No communal hallway)
- Close to Forest Gate Station & High Street
- Wanstead Flats Nearby
- Large Basement
- Well Presented
- Eat-in Kitchen

A smartly finished one bedroom ground floor Victorian conversion with a private south facing garden, private front door and a large basement, all set on a lovely residential street in the heart of Forest Gate. You're just a short stroll from Forest Gate station, the High Street and the wide open greenery of Wanstead Flats, so this is a home that balances peace and connection with ease.



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IF YOU LIVED HERE...

You'd step straight through your own front door, with no communal hallway, and into a home that feels welcoming from the outset. The reception room is full of natural light and makes a calm, comfortable first impression, while the overall finish is well presented and easy to settle into. The bedroom is a generous double, and the proportions throughout feel thoughtfully arranged for day to day living.

To the rear, the eat in kitchen offers plenty of room for cooking, dining and lingering over coffee, with direct access out to your private south facing garden. It's a lovely extension of the living space, especially in the warmer months. You also have the welcome addition of a

large basement, ideal for storage and a practical extra that's always appreciated in a period home.

WHAT ELSE?

Forest Gate station is close by for the Elizabeth line, making journeys into the City, West End and beyond pleasingly straightforward. Wanstead Flats is within easy reach for morning runs, dog walks or slower weekend afternoons in the open air. This spot is brilliantly placed for the High Street and the popular arches, where you'll find a growing choice of independent cafes, places to eat and local favourites that give Forest Gate its character.



A WORD FROM THE OWNER...

"We've loved living in Forest Gate, with its strong sense of community, friendly neighbours, and welcoming feel.

This home has been truly special. The living room is perfect for cosy evenings, while the light-filled kitchen has been the heart of daily life, cooking, chatting and being together. The garden is ideal for summer barbecues and relaxed evenings with roses all around the border that come back year after year, the smell is just divine. The basement provides excellent storage, making day to day life that bit easier, keeping things calm and uncluttered.

There's so much on the doorstep, a very convenient local store, literally a 10 second walk across the road for that emergency milk in the morning. And great spots in the arches like Fiore Truck and Ramble café to nearby green spaces perfect for walks. It's been a wonderful place to raise a child, with a real sense of safety and community.

With the Elizabeth line and Wanstead Park station close by, it's brilliantly connected while still feeling like a neighbourhood. This home has held such an important chapter of our lives. I arrived here with just my dog, Bean, and I'm leaving with a partner, a child, and so many happy memories. It's going to be incredibly hard to say goodbye."

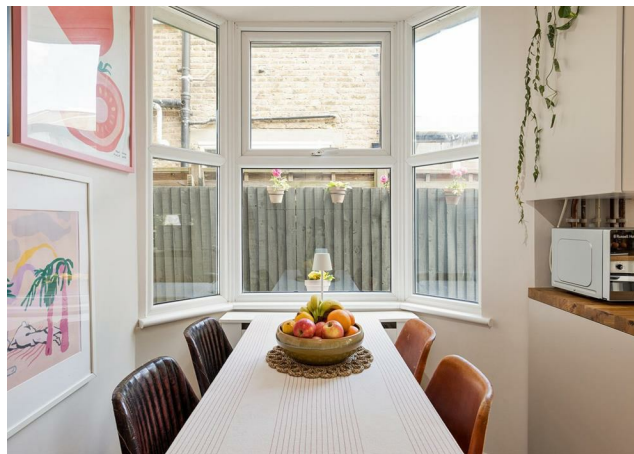
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Reception Room

17'10" x 11'4"

Bedroom

12'9" x 8'3"

Shower Room

WC

Kitchen/Diner

14'5" x 8'6"



Cellar

26'6" x 14'2"

Garden

36'1"



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