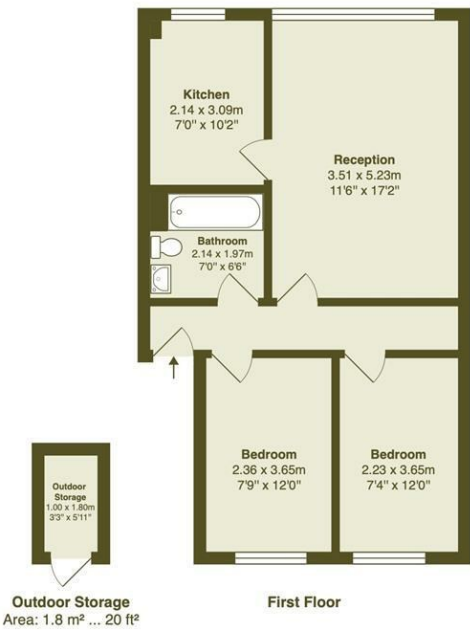
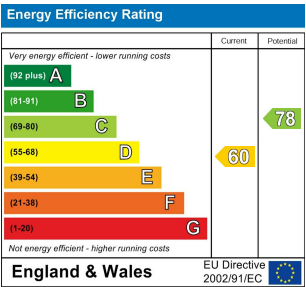
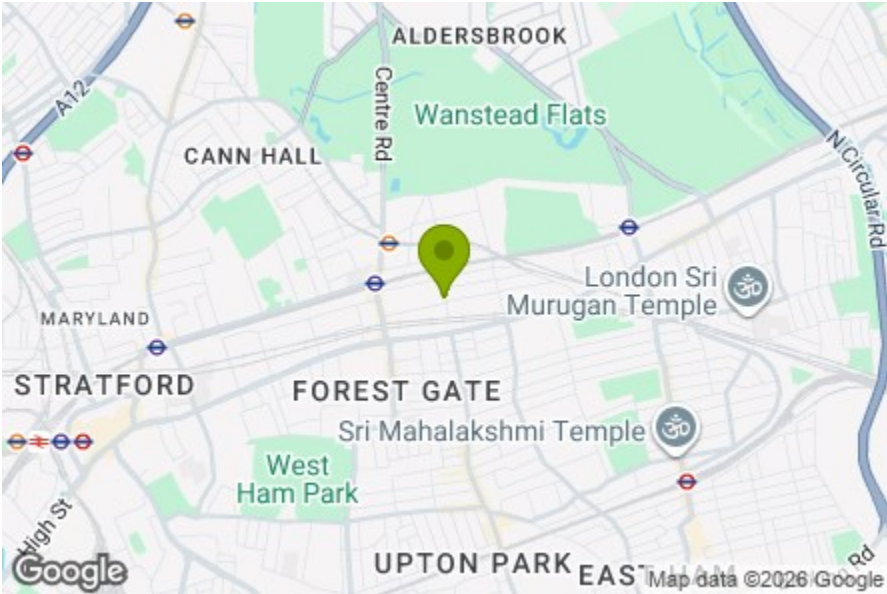




Total Area (Excluding Outdoor Storage): 54.2 m² ... 583 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, the dimensions of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement 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.



## RICHMOND ROAD, FOREST GATE

Offers In Excess Of £330,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Apartment
- Well Presented Throughout
- Bright South Facing Reception Room
- Gated Off Street Parking
- Chain Free
- Short Walk to Forest Gate Station
- Moments from Wanstead Flats
- Woodgrange Conservation Area

A bright and beautifully presented two bedroom apartment in the heart of Forest Gate, just moments from the open greenery of Wanstead Flats. Set within the sought-after Woodgrange Conservation Area, you're perfectly placed for independent cafés, neighbourhood favourites and excellent transport connections, with the added convenience of gated off-street parking and a chain-free sale.

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IF YOU LIVED HERE...

The first thing you'll notice is the wonderful natural light, particularly in the generous south-facing reception room, where a wide stretch of windows brings sunshine into the space throughout the day. Soft neutral tones and plush carpeting create a calm, inviting setting, with plenty of room for both relaxing and dining. The separate kitchen has a fresh, contemporary finish, with glossy white cabinetry, warm wood-effect worktops and integrated cooking appliances. A window above the sink keeps things bright, while the practical layout makes everyday cooking feel effortless.

Both bedrooms are thoughtfully presented, with soft carpeting, crisp white walls and windows overlooking the surrounding greenery. The main bedroom offers a peaceful retreat, while the second is equally versatile, whether used for guests, a home office or an additional bedroom. The bathroom is finished in warm neutral tiling, with a bath and shower above, a vanity basin and useful mirrored storage. There's also additional storage off the hallway, as well as the added practicality of outside storage, helping keep everything organised. With its clean, cohesive interiors and gated off-street parking, this is a home that's easy to imagine settling into, particularly with the added benefit of being

offered chain free.

WHAT ELSE?

- Forest Gate has a thriving independent food and drink scene. Explore the cafés, bakeries and restaurants around Woodgrange Road, or wander over to the Winchelsea Arches, home to a growing collection of creative businesses and neighbourhood favourites.
- Wanstead Flats is moments away, offering vast stretches of open grassland, tree-lined paths and plenty of space for weekend walks and fresh air. Nearby West Ham Park provides another lovely green escape, with landscaped gardens and recreational facilities.
- Forest Gate Station is a short walk away, with Elizabeth line services offering swift connections to Stratford, Liverpool Street, the West End and beyond. The surrounding Woodgrange Conservation Area adds plenty of character, with attractive period streets and a strong sense of local community.



A WORD FROM THE OWNER...

"I've loved living here. The south-facing living room fills with light and stays warm, and it's a great space for having people over. I rarely needed the heating in winter, and the flat is all-electric on a single-fuel tariff, so bills are very reasonable. It's been a lovely place to live and work from home, and it feels secure: three doors between the flat and the street leave you a world away from the bustle of London.

The fitted kitchen has everything you need, including a washing machine and dishwasher. The service charge is very reasonable and includes buildings insurance, and the ground rent has been £10 a year throughout my ownership. With the council as freeholder, I've had none of the problems you hear about with leasehold flats.

If you drive, there's a free parking space in the gated car park, a real luxury in London. The station is a five or six minute walk, and the Elizabeth Line makes commuting and getting into town remarkably easy. The cycle routes through Stratford are great too; I regularly cycled to Canary Wharf. London City Airport is about 20 minutes by cab, which made work trips and holidays far less stressful.

Wanstead Flats is beautiful; I've loved the parkrun and summer picnics under the trees. There are great pubs nearby, and the Wild Goose Bakery is one of the most creative in London."

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