

Reception  
11'1" x 13'1"

Kitchen/Diner  
9'1" x 11'0"

Bedroom  
9'10" x 12'3"

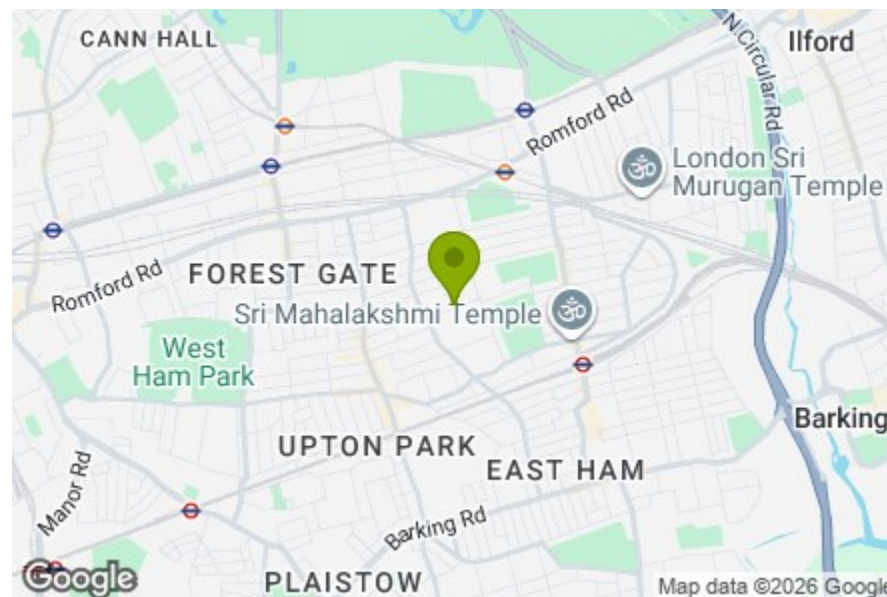
Bathroom  
9'6" x 5'5"

Garden  
15'7" x 46'3"

Cellar Room 1  
14'5" x 23'11"

Cellar Room 2  
11'5" x 12'3"

Total Area (Including Cellar & Garden): 44.7 m<sup>2</sup> - 481 ft<sup>2</sup>  
 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 misstatement. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## STAFFORD ROAD, FOREST GATE Offers In Excess Of £350,000 Share of Freehold 1 Bed Flat



### Features:

- Ground Floor Victorian Conversion
- One Bedroom
- Private Garden
- Very Well Presented Throughout
- Spacious Bay Fronted Reception
- Original Features
- Large Cellar Spanning Over 500 sq/ft
- Short Stroll To Plashet Park
- Good Transport Links
- Chain Free

A beautifully presented one bedroom ground floor Victorian conversion with a private garden, generous cellar space and a sought-after location close to Plashet Park. Set on a quiet residential street in Forest Gate, this characterful home combines original features with thoughtful updates, all within easy reach of excellent transport connections and local amenities.

REQUEST A VIEWING  
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IF YOU LIVED HERE...

Step through the smart entrance and into the spacious bay fronted reception room, where high ceilings, original timber floorboards, decorative cornicing and a feature fireplace create a warm and welcoming first impression. The large bay window draws in plenty of natural light, enhancing the calm palette and generous proportions. To the rear, the kitchen is bright and well arranged, with white cabinetry, striking red tiled splashbacks and space for casual dining. A door leads directly out to the garden, creating an easy connection between indoor and outdoor living.

The double bedroom is quietly positioned and beautifully presented, with more original floorboards underfoot and a peaceful outlook. The bathroom is finished in soft neutral tones and features a walk-in shower alongside built-in storage. Outside, the private garden offers a leafy retreat with established planting, lawn and patio space for relaxing or entertaining in warmer months. An especially rare addition is the substantial cellar, spanning more than 500 square feet and providing exceptional

storage space with plenty of future potential, subject to any necessary consents.

WHAT ELSE?

- Plashet Park is just a short stroll away, offering open green space, tennis courts, ornamental gardens and a café at its heart.
- Upton Park station is within easy reach for District and Hammersmith & City line services, while Forest Gate station provides fast Elizabeth line connections across London.
- Green Street is nearby for everyday shopping, fresh produce and a wide choice of independent cafés, restaurants and local businesses, giving the neighbourhood its lively and multicultural character.



A WORD FROM THE OWNERS...

"Stafford Road is well positioned for Katherine Road's numerous food stores, and it is about a 15-minute walk to the bustling shopping high streets and tube stations of either East Ham or Upton Park. Woodgrange Park overground station is a similar distance away, and Manor Park, for the Elizabeth Line, is about another ten minutes further, as is Forest Gate station. The green spaces of Plashet Park, West Ham Park and Wansted Flats are easily accessible on foot.

Watching our beautiful garden change through the seasons, and living in a period property with original features, are highlights of living in our flat. And the basement is a bonus. The south-facing lounge room floods with light on sunny mornings and is cosy throughout the winter months. Stafford Road has been a friendly and engaging neighbourhood throughout our 13 years of living here. "

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