

## VANSITTART ROAD, FOREST GATE

£3,000 Per Calendar Month  
 3 Bed House



### Features:

- Three Bedroom House
- Lounge Throughout
- Beautifully and Tastefully Renovated
- Bright and Airy
- Landscaped Garden
- Seconds Away from Wanstead Flats
- Moments to Winchelsea Road Arches
- Walking Distance to Forest Gate Station
- Parking Permit Only

Set on a quiet street just a short stroll from Wanstead Flats, this beautifully designed three-bedroom period home has been flawlessly finished throughout. Highlights include a stunning kitchen/diner, a bright reception room, a utility area, ground floor WC, first floor bathroom and a secluded garden, not to mention thoughtful details such as sash windows and bespoke carpentry.

The thriving Winchelsea Road arches are just metres away, while the many delights of Leytonstone are also within easy reach. For travel further afield, Forest Gate station is 0.6 miles away, where the Elizabeth line can whisk you into central London at super speed.

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#### IF YOU LIVE HERE...

Step inside and you'll find period character sitting comfortably alongside sleek, modern design, all arranged across two floors of beautifully planned living space.

The reception room is a great example of this balance, with sash bay windows bringing in plenty of light, while the engineered parquet flooring, immaculate decor and touches like the antique-style radiator and bespoke carpentry add real personality.

Head through to the rear and the kitchen/diner presents a fantastic heart of the home. It's been thoughtfully designed with brass fittings, sleek units, integrated appliances and a sociable island-style breakfast bar. There's also the added bonus of a separate utility room and a ground floor WC.

From here, Crittall-style doors lead out to a beautifully landscaped, wonderfully secluded garden, just the spot for relaxing when the weather warms up.

Upstairs, you'll find three stylish bedrooms, all finished to the same high standard, with the front room also benefiting from built-in storage. The family bathroom is just as well considered, featuring charming tiling and an over-tub shower.

Because you're nicely nestled between Leytonstone, Leyton and Forest Gate, you have plenty of choice when it comes to amenities. Start with a very short stroll to Wanstead Flats. Hungry? Head to the nearby Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Joyau.

Or head north towards Leytonstone where you've got the much lauded Le Regret and FORNO, as well as other top rated restaurants.

You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short journey on the bus or tube for Westfield and the Olympic Park.



#### WHAT ELSE?

- Forest Gate station is 0.6 miles away where you can use the Elizabeth line to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. Alternatively, Wanstead Park station (even closer) connects you to the Suffragette Overground line (Gospel Oak to Barkingside). Drivers benefit from easy access to the M25 and North Circular.
- New local? You've got The Wanstead Tap, a bar, beer shop and performance space four minutes from your home on foot, or The Holly Tree, which offers up great grub plus a miniature railway.
- Parents will be pleased to know you have a wide choice of great primary and secondary school nearby.

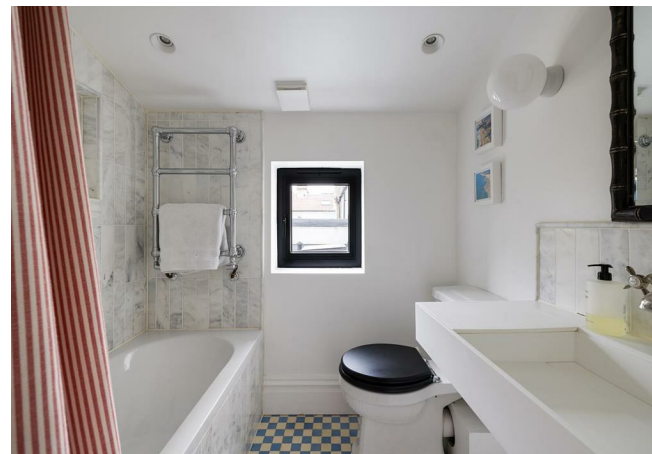
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