

Total Area: 63.6 m² ... 684 ft² (excluding basement)
All measurements are approximate and for display purposes only

Bedroom
12'2" x 8'5"

Bedroom
9'3" x 8'11"

Bathroom
6'2" x 6'10"

Kitchen
10'11" x 10'9"

Reception Room
11'9" x 13'11"

Basement
8'11" x 25'4"



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



HAMPTON ROAD, FOREST GATE

Offers In Excess Of £430,000 Share of Freehold 2 Bed Apartment - Conversion



Features:

- Two Bedroom Ground Floor Conversion
- Well Presented
- Period Features
- Open Plan Kitchen Reception
- Driveway
- Woodgrange Conservation Area
- Close to Forest Gate Station

Bright and bursting with character, this two-bedroom ground floor conversion has been lovingly restored with an effortless balance of modern convenience and traditional charm. As well as the beautiful period features, highlights include the open plan kitchen/reception and basement space.

As for the location, it's situated on a peaceful tree-lined street in the heart of Woodgrange conservation area, just a few minutes from the excellent amenities of Forest Gate and the historical greenery of Wanstead Flats. Central London is easily accessible thanks to the Elizabeth line, which you can reach ten mins from the front door.

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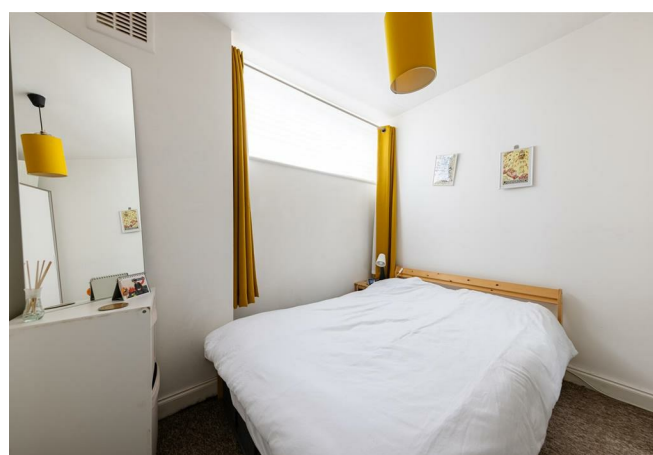
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IF YOU LIVED HERE...

Prepare to be impressed as you walk up to your grand double-fronted period building - it'll be a long time before the novelty wears off.

Beyond your front door, you'll find two well balanced bedrooms rooms at the left side of the house. Each has plenty of natural-light and a neutral colour palette, which will make it easy to add your own personal touches.

As you veer to the right of the pleasingly horseshoe-shaped floor plan, you'll pass your spacious bathroom, which has glossy tiling from floor to ceiling and sparkling fittings. Off the hallway, you can also access your convenient basement space and a storage area. Completing the right side of the home is your grand open plan kitchen and reception room, which has striking period features, such as the ornate coving.

While it might be tempting to spend all your free time at home, you'll be delighted to find some fantastic amenities nearby. Start with a stroll to Wanstead Flats (Henry VIII's favoured hunting ground), which is ideal for dog-walkers, fitness fans and picnickers.

Hungry? Head to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches - about 15 mins on foot. Look out for Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Joyau wine.

In the other direction, you'll come across the Golden Fleece, a traditional pub with a beer garden, well-stocked menu and a great selection of locally brewed ales. There are also some great eateries closer to home, including an excellent Italian deli at the top of your road.

WHAT ELSE?

- Forest Gate station is around ten minutes on foot, where you can use the Crossrail to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. As well as having Forest Gate so nearby, Woodgrange Park overground station is less than ten minutes on foot for the Gospel Oak to Barking line (handy for Hampstead Heath or the Essex seaside).
- Parents will be pleased to know you have a wide choice 'Good' and 'Outstanding' primary and secondary school less than a mile away on foot.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus Forest Gate is only a short four minute hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).



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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