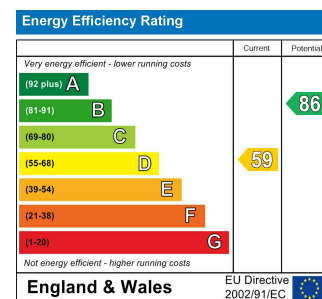
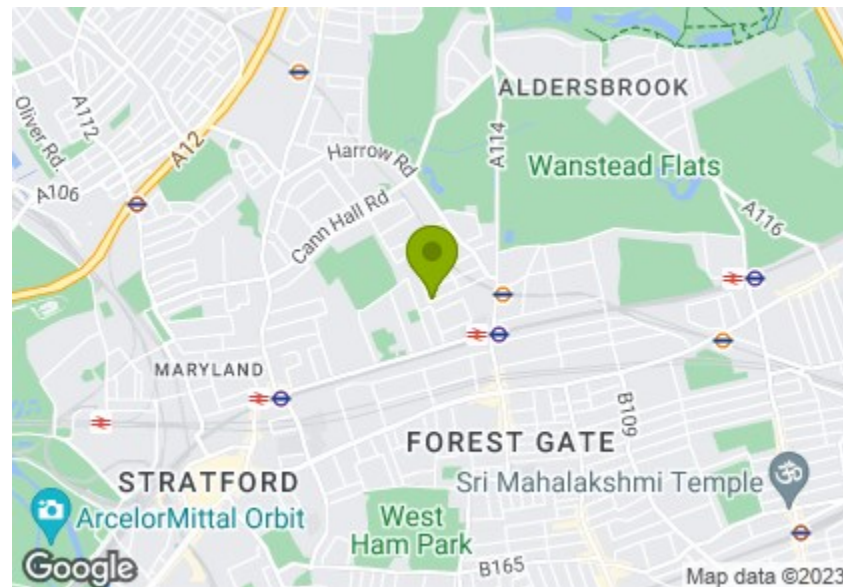




Total Area: 118.0 m² ... 1270 ft²

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 mis-statement. 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.



FIELD ROAD, FOREST GATE

Offers In Excess Of £685,000 Leasehold -
Share of Freehold
4 Bed Apartment - Duplex

- Features:**
- Exceptionally Large Duplex Period Conversion
 - Private Rear Garden
 - Two Bathrooms
 - Through Reception
 - Stylishly Designed by the Current Owners
 - Packed with Period Features
 - Offered Chain Free
 - Moments to Forest Gate Station
 - Close To Wanstead Flats
 - Near the Ever Popular Winchelsea Road

A sublimely appointed four bedroom duplex apartment with an east-facing rear garden, on the ground and first floors of a covetable period conversion. You're in Forest Gate here - handy for transport, nature and superb amenities.

The Winchelsea Arches are just five minutes' walk and home to the Wild Goose Bakery, Wanstead Tap brewery and bar, the Wanstead Kitchen restaurant and much, much more. Other nearby institutions well worth a visit include Nick & Greek, Cups & Jars, Tracks and the Forest Tavern.



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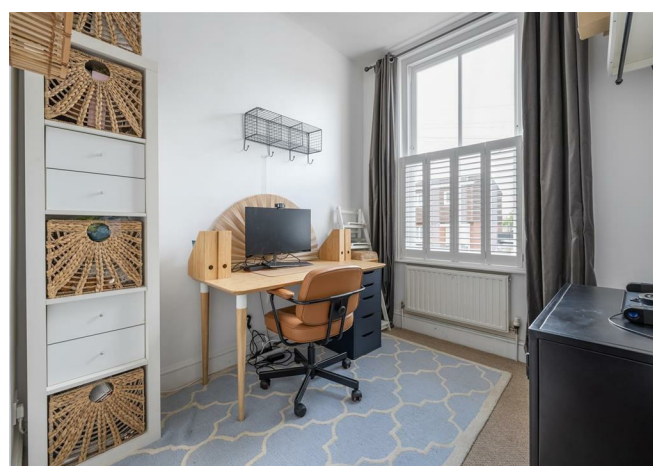
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IF YOU LIVED HERE...

You'll be curling up in your 175 square foot lounge with walnut effect engineered hardwood flooring underfoot, pristine white walls and a partly shuttered window framing leafy views over the garden. A fitting introduction to this spacious 1270 square foot abode. The 150 square foot dining room sits semi open plan to the lounge, with doors to separate the spaces. Elsewhere on the ground floor sits a single bedroom, smart shower room and your eat-in kitchen with pewter grey cabinets, a Belfast sink and integrated appliances.

Step down here to access your sunny, east-facing garden where a stretch of low-maintenance Trulawn is bookended by twin patios, with a thriving shale bed to the right. Head back inside and up on the first floor you'll find your immaculate 150 square foot principal bedroom with a shuttered window, period fireplace and cosy carpet. Bedroom two's 145 square feet and decked out in sage green flourishes, featuring another vintage hearth and filament lighting over the bedhead. Your third sleeper's a generous eighty square foot single. Finally, the bathroom's home to a striking battleship grey suite, a rainfall shower over the tub and hexagonal flooring. And this abode comes chain free, so you can move in as soon as it suits.

Outside and Wanstead Park overground station's just a six minute stroll from

your front door for the Gospel Oak to Barking Riverside line. From here it's just three stops to Walthamstow for a swap to the Victoria Line, or jump onto a Thames ferry from the RB1 pier at Barking for a refreshingly different commute. Alternatively, Forest Gate station's an eight minute walk for direct runs to Liverpool Street in thirteen minutes via the Elizabeth line. With twenty four trains per hour running from Essex to Heathrow, the capital and all its connections are at your fingertips. Cyclists will love having a secure bike hanger just around the corner, too.

WHAT ELSE?

- You have twenty two primary/secondary schools in a one mile radius, all rated 'Good' or better by Ofsted. Seven of these have been deemed 'Outstanding', including Forest Gate Community School, just four minutes' walk around the corner.

- Whenever you fancy immersing yourself in endless acres of lush greenery, Wanstead Flats sits a six minute stroll away. Wander past the water fountain and Bandstand Pond and on to Cinnabon for exquisite cinnamon buns. We highly recommend sampling the Caramel Pecanbon.

- If yoga's your thing you'll find Forest Gate Community Yoga four minutes away on Forest Road. Choose from classes which include stress-relieving breathwork, Pilates and Vinyasa.



A WORD FROM THE OWNER...

"We viewed lots of houses in the area but when we walked into Field Road we just knew it was The One! It's been 8 years now and we have made so many wonderful memories. For the first few years it was a great entertaining space, from dinner parties to BBQ's, and even hot tub parties! And then in 2021 we welcomed our first child and it has been the perfect home for a baby/toddler. It is a wonderful area, definitely the best bit of Forest Gate! So close to the green space of Wanstead Flats which is perfect for dog walking, and you'll make friends easily with the other pup parents. There is a wonderful community one road over on Winchelsea. Here you can get the best bacon sandwiches from The Wild Goose, and the best roasts at The Holly Tree! They also have a great pub quiz... hopefully you'll have better luck than us in it! We love the local area so much we are only moving down the road! We will really miss this house, but are ready to pass the baton on for someone else to enjoy it as much as we have."

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Dining Room

12'5" x 12'11"

Lounge

12'6" x 13'8"

Kitchen / Diner

15'7" x 8'5"

Bedroom

7'10" x 8'9"

Ensuite

Bathroom

7'0" x 7'3"

Bedroom

12'5" x 12'10"

Bedroom

10'11" x 13'10"

Bedroom

8'6" x 9'5"



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