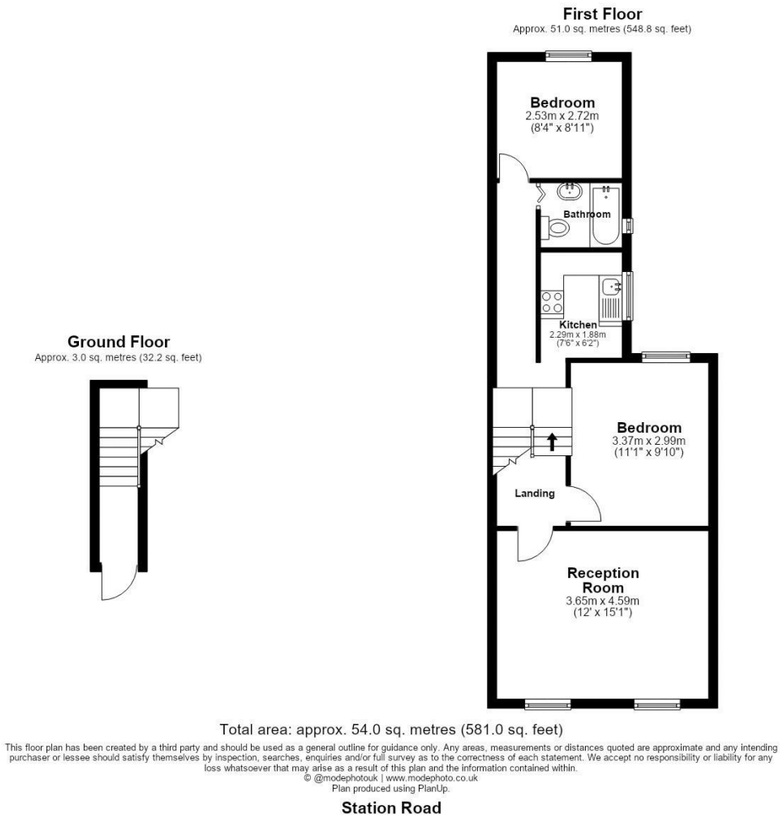


11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

sales@pettyson.co.uk
www.pettyson.co.uk









# Station Road, Forest Gate

## Asking Price £350,000 Leasehold - Share of Freehold

- Two bedroom, first floor apartment
- Fully tiled bathroom
- Spacious lounge/diner
- On road permit parking
- 0.2 Miles to the Wanstead Flats
- Victorian conversion
- Contemporary kitchen
- Share of the freehold
- 0.3 Miles to the Elizabeth Line & Overground
- 0.2 Miles to the Arches

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# Station Road, Forest Gate

Petty Son & Prestwich are pleased to offer for sale this two bedroom first floor apartment, with a share of the freehold, just 0.3 Miles from the Elizabeth Line and Overground services.

2 1 1 D Council Tax Band: C








Located for both convenience and community, this two-bedroom apartment puts the conveniences of the local area right on your doorstep. Just a short walk from Wanstead Park Station and Woodgrange Road, you'll enjoy easy connections into the City, West End and beyond, alongside an eclectic selection of shops, cafés and everyday amenities. When it's time to slow the pace, the open green spaces of Wanstead Flats are just 0.2 miles away, offering the perfect setting for weekend strolls, family adventures or a breath of fresh air. The same distance away again, at the end of the road, you'll discover the much-loved Arches development, where local favourites such as Wild Goose Bakery and Can Club provide the perfect spots for a coffee. And for a true taste of the neighbourhood, The Holly Tree is just 0.3 miles away. A firm local favourite, this welcoming pub is known for its cracking Sunday roasts and charming miniature railway, making it a hit with little ones and grown-ups alike. The apartment occupies the first floor of a converted Victorian house, with a large and bright lounge/diner to the front (currently used as the principal bedroom) and two well-proportioned bedrooms. A contemporary fully tiled bathroom and kitchen are positioned in the middle of the property, both with windows for ventilation. The property also benefits from a share of the freehold.

1098 years from 25th December 1993 (1064 years currently remain)
Service Charge: N/A
Ground Rent: N/A
EPC Rating: D58
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

### Reception Room
12 x 15'1

### Kitchen
7'6 x 6'2

### Bedroom
11'1 x 9'10

### Bedroom
8'4 x 8'11