



## Raymond Chadburn House, Woodgrange Road, Forest Gate

Asking Price £265,000 Leasehold

- One double bedroom with fitted wardrobes
- Communal roof terrace with west-facing views
- 0.1 miles to Forest Gate Station
- Chain free
- Open-plan living space
- Third floor of a striking converted pub
- Short stroll to Wanstead Flats and local amenities

***\*SOLD BY PETTY SON & PRESTWICH\* Petty Son & Prestwich are delighted to present this bright and beautifully presented one-bedroom apartment, set on the third floor of a stunning converted red brick pub; a local landmark in the heart of Forest Gate.***

**\*SOLD BY PETTY SON & PRESTWICH\*** Effortlessly blending contemporary style with historic charm, this unique home offers a modern open-plan layout, west-facing aspect, and a communal roof terrace with panoramic skyline views.

Step into the spacious 250 sq. ft. reception room, where large twin windows fill the space with natural light. Wooden-style laminate flooring and crisp white walls create a fresh, airy atmosphere, while the sleek light grey kitchen, complete with dark grey worktops and excellent storage, is both stylish and practical.

The generous double bedroom features fitted wardrobes, and the chic, fully-tiled bathroom is finished in classic white for a clean, modern feel.

Location-wise, you're perfectly positioned: just 0.1 miles from Forest Gate Station (Elizabeth Line), putting Liverpool Street just 13 minutes away. Wanstead Park Overground is also moments from your door, connecting you to the Gospel Oak to Barking Riverside line, with easy links to Walthamstow (Victoria Line) and beyond.

You'll also love the proximity to the open green spaces of Wanstead Flats that are ideal for walking, running or cycling and the vibrant local community that continues to make Forest Gate one of East London's most sought-after spots.

Lease Information: 125 years from 1st January 2008 (108 years currently remain)

Service Charge: £2342.64 per annum (reviewed annually)

Ground Rent: £500 per annum

Council Tax Band: B

EPC Rating: C79

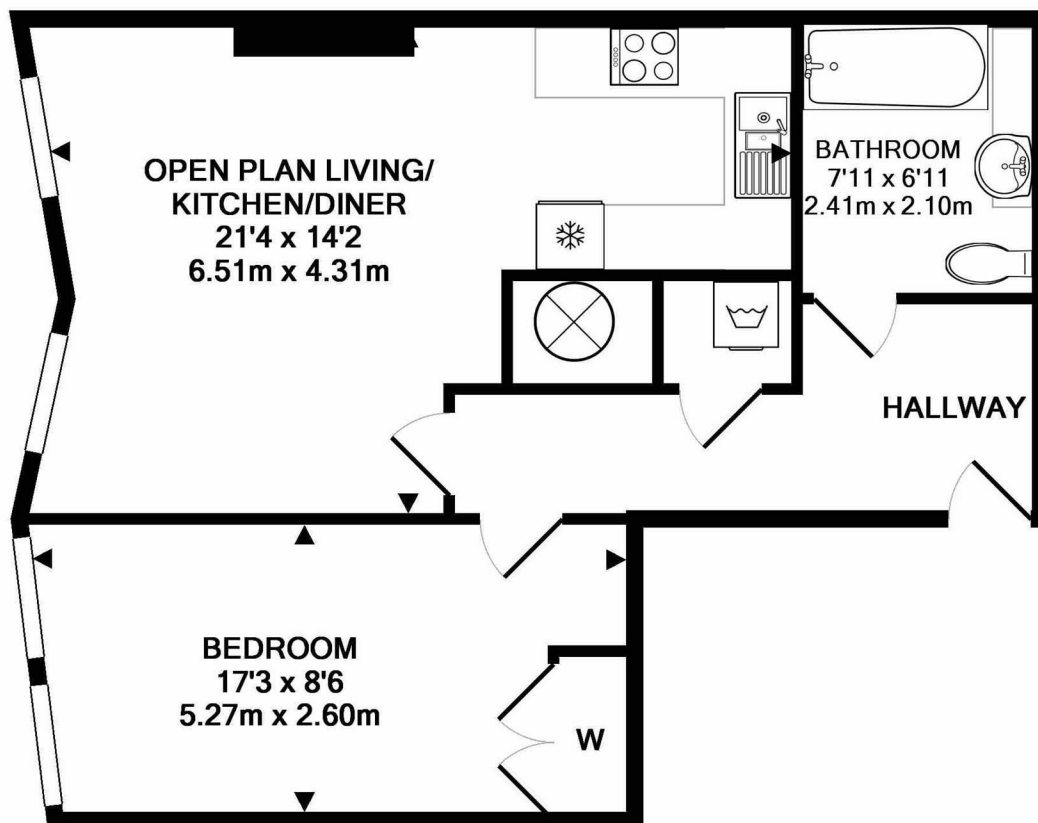
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception Room/ Kitchen

21'4" x 14'2"

Bedroom

17'3" x 8'6"



**TOTAL APPROX. FLOOR AREA 538 SQ.FT. (50.0 SQ.M.)**

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

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