



HUNTERS[®]
HERE TO GET *you* THERE



Winchelsea Road, Forest Gate



GUIDE PRICE £300,000- £325,000.

Nestled within this vibrant area of Forest Gate, is this stunning duplex flat which is a remarkable find for both first-time buyers and investors alike. The property boasts a charming period conversion that seamlessly blends modern living with classic features.

Upon entering, you will be greeted by wonderful high ceilings adorned with exposed timber beams, creating an inviting and spacious atmosphere. The flat comprises one well-proportioned bedroom, a comfortable reception room, and a stylish bathroom, making it an ideal space for relaxation and entertaining.

The location is particularly advantageous, as it lies in close proximity to the Elizabeth Line, providing excellent transport links for commuting and exploring the wider area. Additionally, the property benefits from a share of the freehold, offering peace of mind and a sense of ownership.

Residents can also enjoy access to a communal courtyard area, perfect for unwinding outdoors or socialising with neighbours. This delightful flat presents a fantastic opportunity to embrace the charm of Forest Gate while enjoying the conveniences of modern living. Don't miss your chance to make this exceptional property your new home or investment.

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KEY FEATURES

- SPLIT LEVEL DUPLEX
- HIGH CEILINGS
- SPACIOUS ONE BEDROOM APARTMENT
- FOREST GATE VILLAGE
- ELIZABETH LINE
- EASY REACH OF WANSTEAD FLATS
- NO ONWARD CHAIN
- LOTS OF NATURAL LIGHT



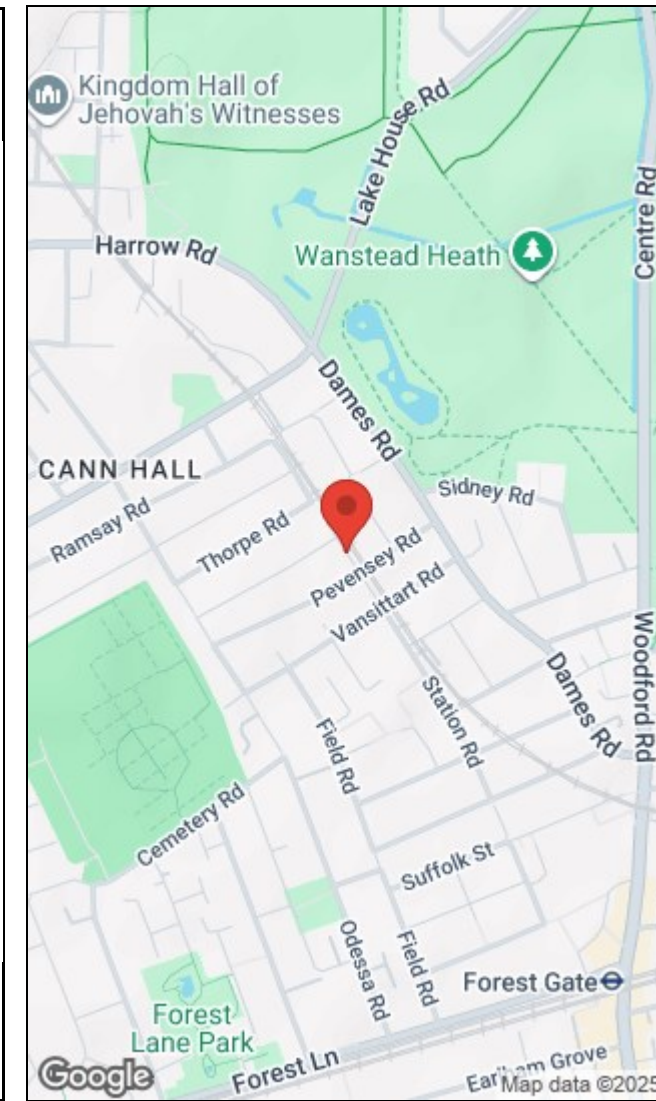


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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