



# CLEVELAND HOUSE

FOREST GATE



Spacious Living in the Heart of Forest Gate 3-Story Property with 7 Apartments, Including Large 1 and 3 Bedroom Flats.



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CRAFTING BEAUTIFUL SPACES INTO HOMES

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# WELL CONNECTED

Forest Gate is a great London neighborhood with a diverse community, local amenities, and excellent transportation links.

The Elizabeth Line, now open, further enhances accessibility and connectivity in the area.

 Multiple leisure options and gym nearby.

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 Lots of nearby restaurants to choose from.

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 Parks within walking distance nearby



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Forest Gate's Elizabeth Line Provides Quick Access to London's Key Destinations, Including Canary Wharf, Liverpool Street, and Heathrow Airport, in Under 30 Minutes!



6 MINS	STRATFORD	14 MINS
16 MINS	LIVERPOOL STREET	35 MINS
20 MINS	TOTTENHAM COURT ROAD	55 MINS



27 MINS	LDN CITY AIRPORT	20 MINS
69 MINS	STANSTEAD AIRPORT	35 MINS
61 MINS	LONDON HEATHROW AIRPORT	65 MINS



# RETAIL PARADISE

As well as Forest Gate Station, Clinton Road is located a short stroll from Stratford Station, as well as being close to all local bus routes for in and out of London. So it's a commuter's dream

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Green space is in abundance as well, with Wanstead Flats, Wanstead Park, West Ham Park, and Hollow Ponds leading on to the rest of Epping Forest.

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# PLACES TO INDULGE

Winchelsea Road is located behind Clinton Road. This is a community hub for the local area. Winchelsea Road has development plans for the mini holland scheme which has happened in Francis Road in Leyton, and Orford Road in Walthamstow.

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# MODERN LIVING



# SPECIFICATION



## Main Entrance

Entrance Feature Wall  
Logo on Feature Wall  
Entrance stairs  
Steps lighting  
Mailboxes  
Balustrates  
Wall lights  
Main door  
Pull handle  
Concealed fixings  
Door numbers

## Bedroom

Wooden door finishes

## Bathroom Accessories

Heating rails  
Robe hook  
Toilet roll holder

## Bathroom

Floor tiles  
Wall tiles  
Bath wall tiles  
Mirror cabinets  
Basin  
Basin tap  
Counter top  
WC  
Cistern & Flush plates  
Bath tub & Taps  
Bath Screen  
Shower valve & Head  
Shower & Shower enclosure  
(Bathroom 2)

## Living Room

Floor option  
Wall option  
Wooden door finishes

## Kitchen

Work top & Upstand  
Splash back tiles  
Oven  
Hob  
Extractor  
Washer & Dryer  
Dish Washer  
Fridge / Freezer  
Sink  
Tap

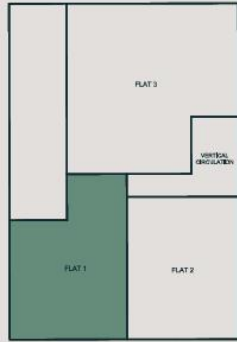
## General

Ceiling lights  
Skirting  
Architrave  
Doors & Handles  
Concealed fixings  
Radiators

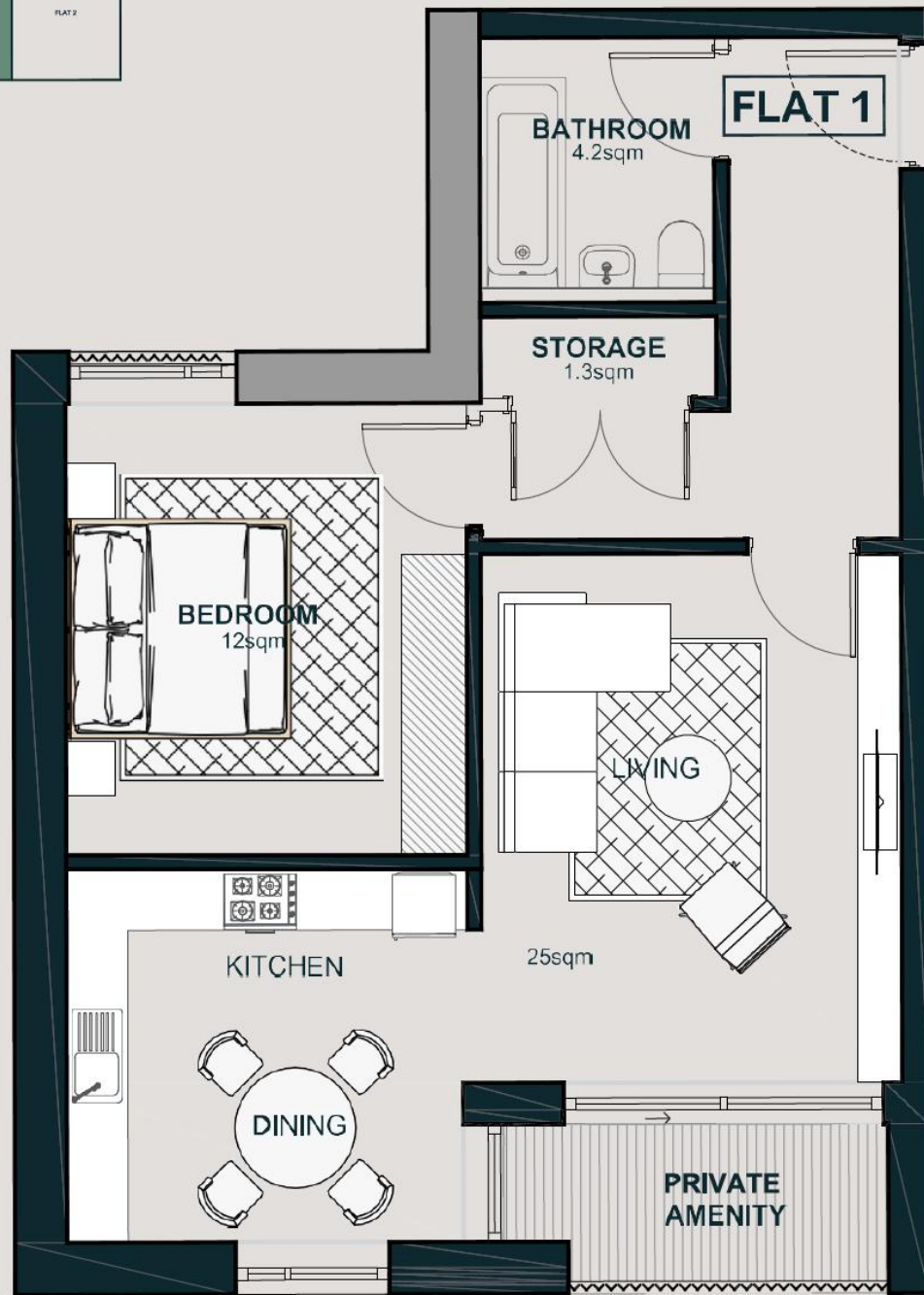


# FLOOR PLANS

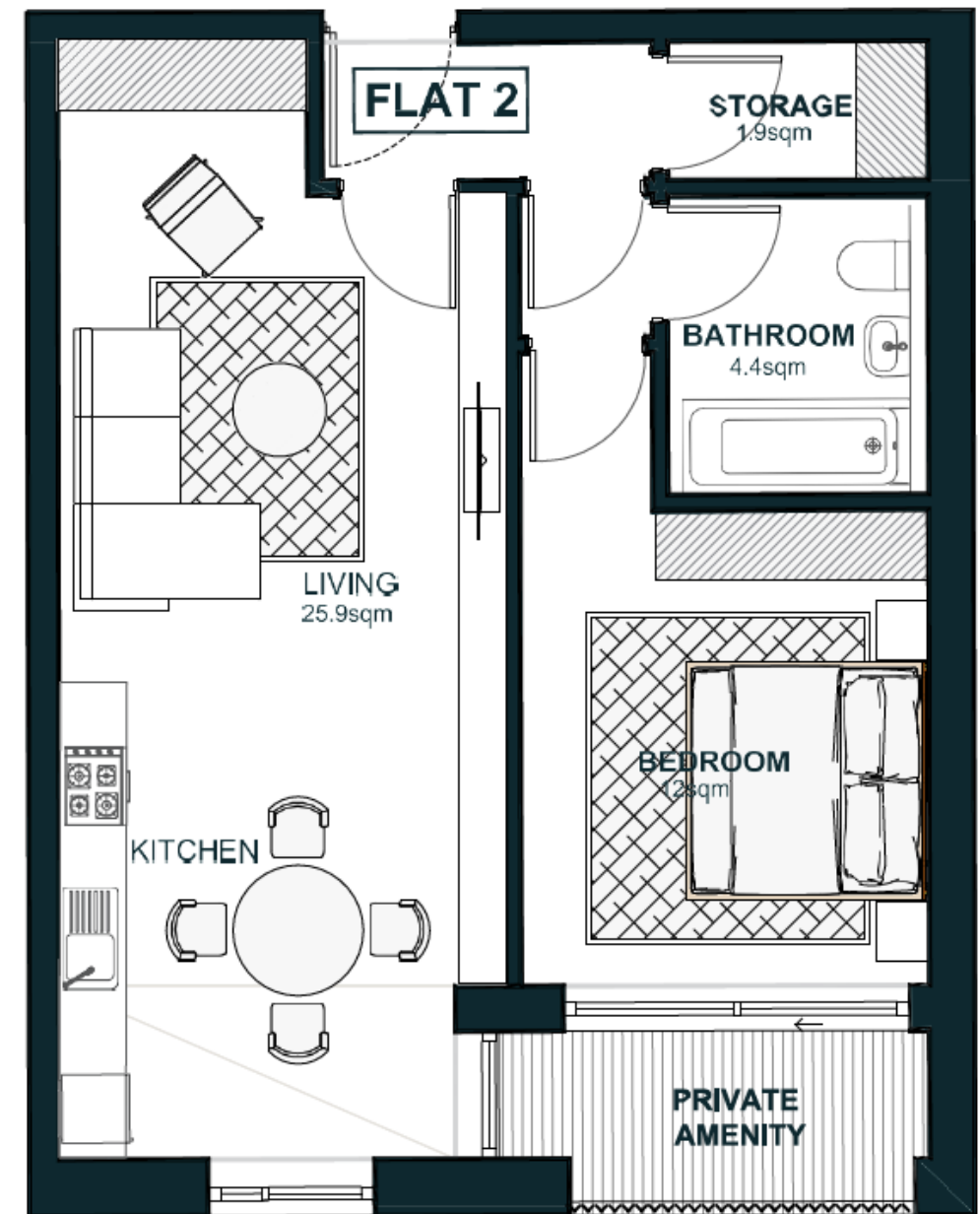
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First Floor - Unit 1  
570 SqFt - 53 SqM

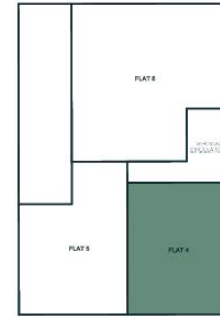


First Floor - Unit 2  
538 SqFt - 50 SqM

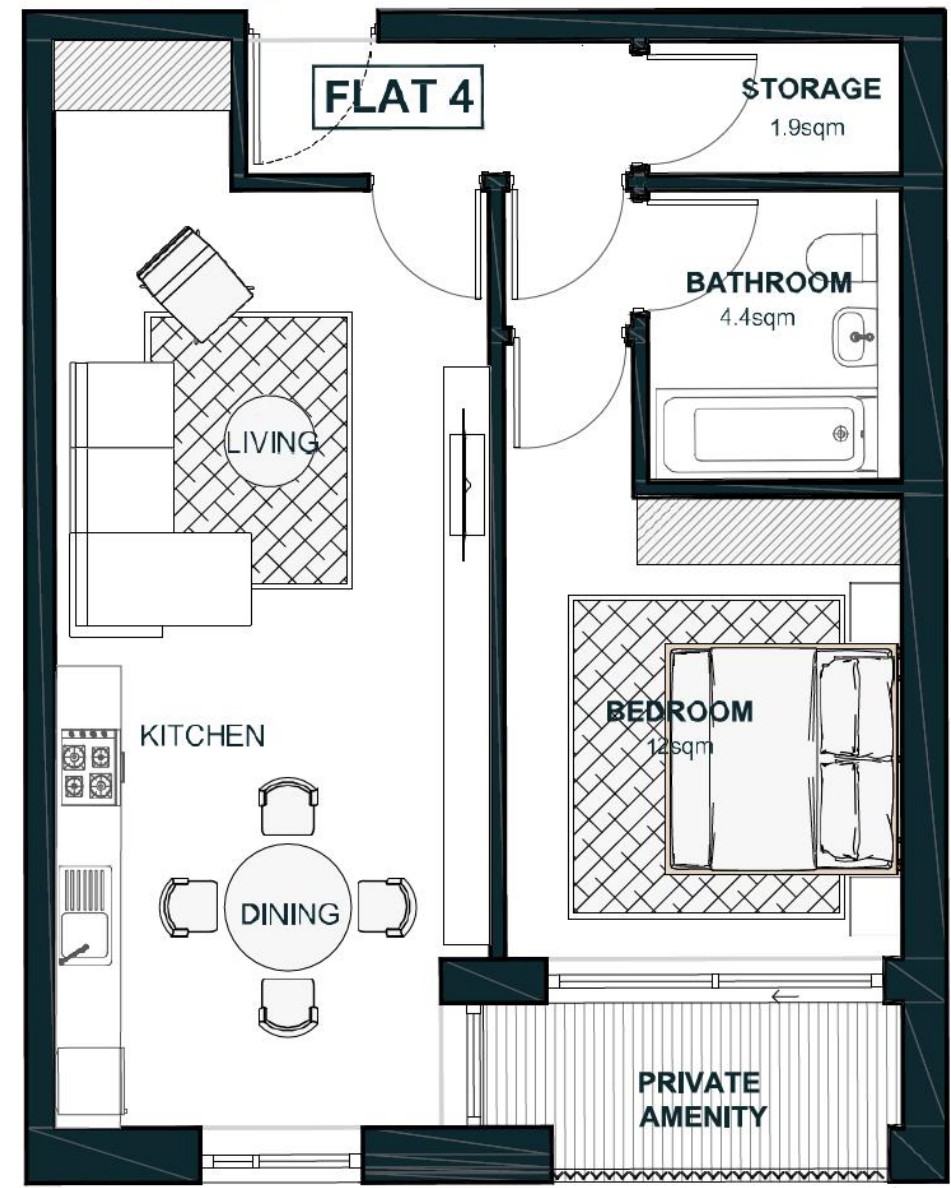
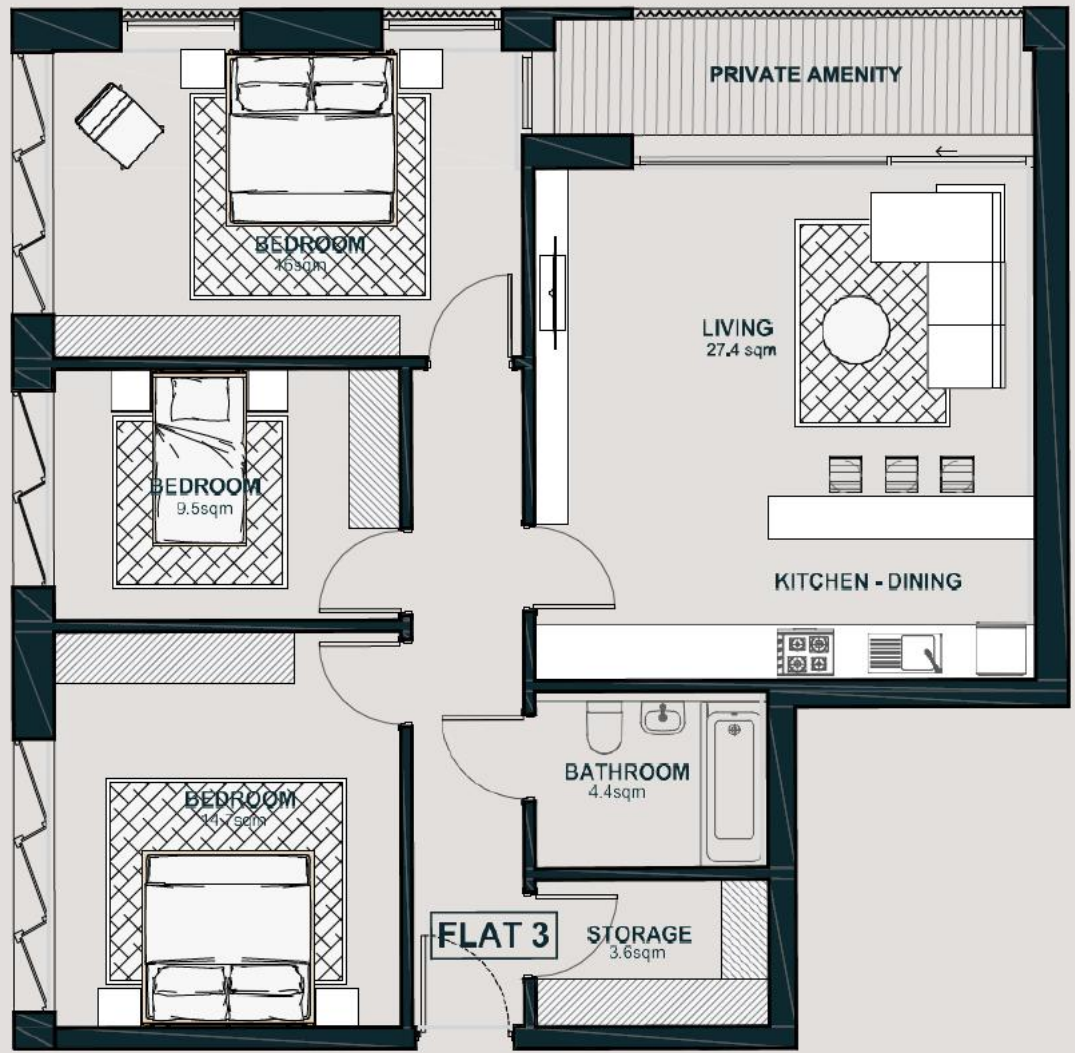


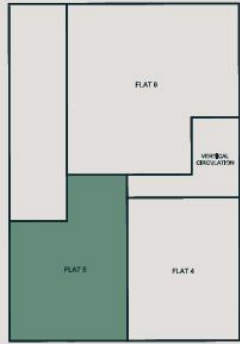


First Floor - Unit 3  
926 SqFt - 86 SqM



Second Floor - Unit 4  
570 SqFt - 53 SqM

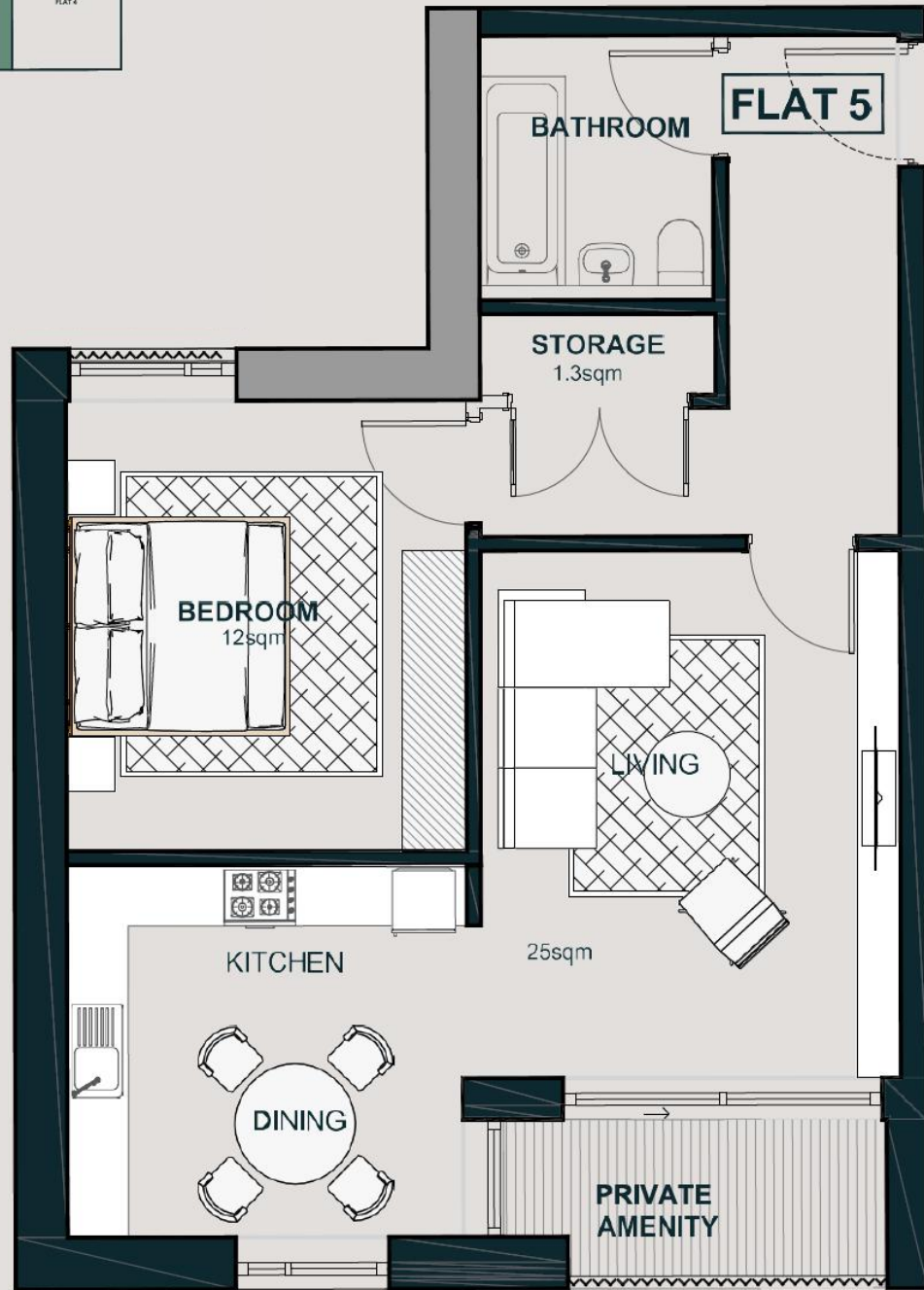




Second Floor - Unit 5  
538 SqFt - 50 SqM

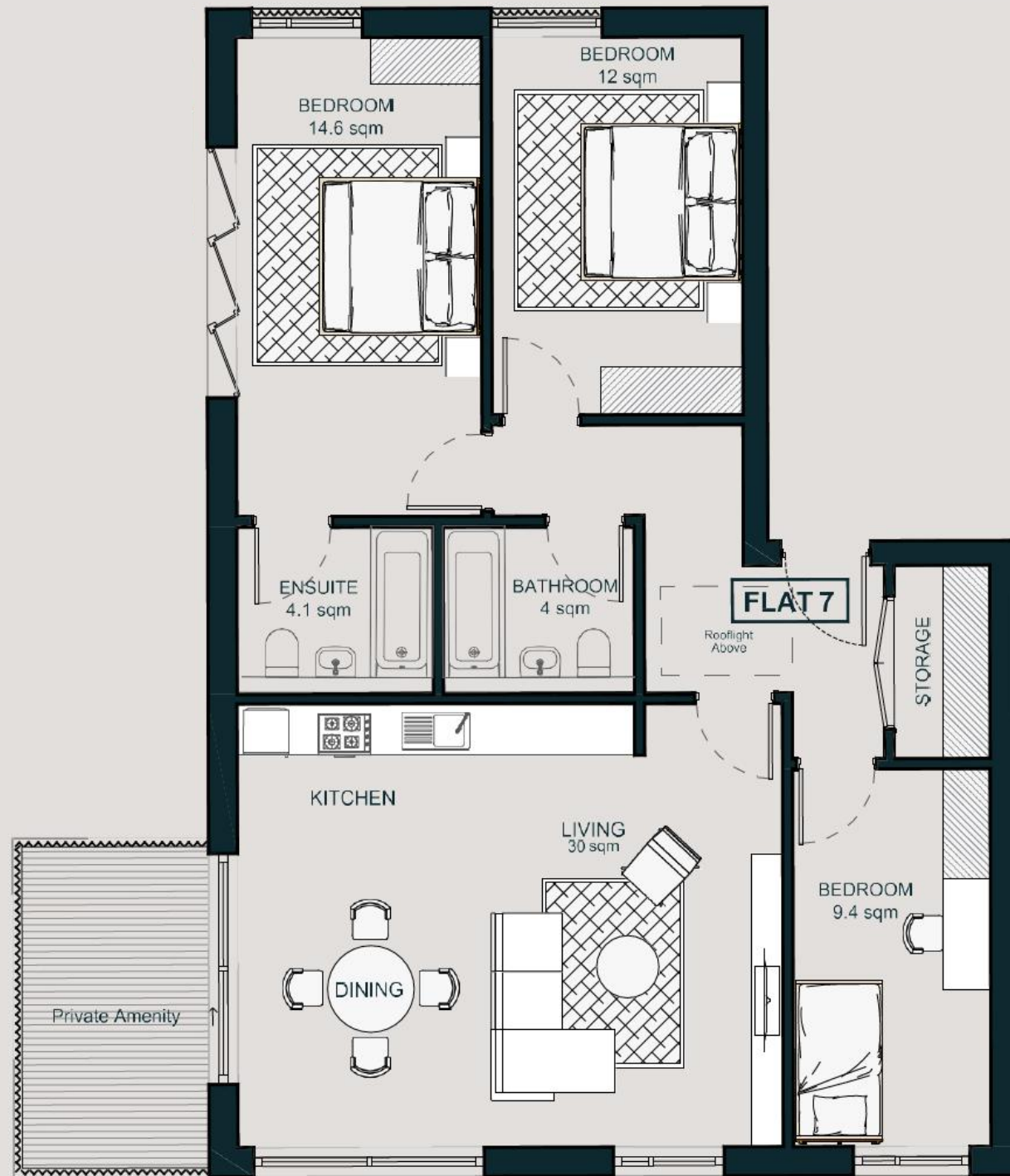


Second Floor - Unit 6  
926 SqFt - 86 SqM

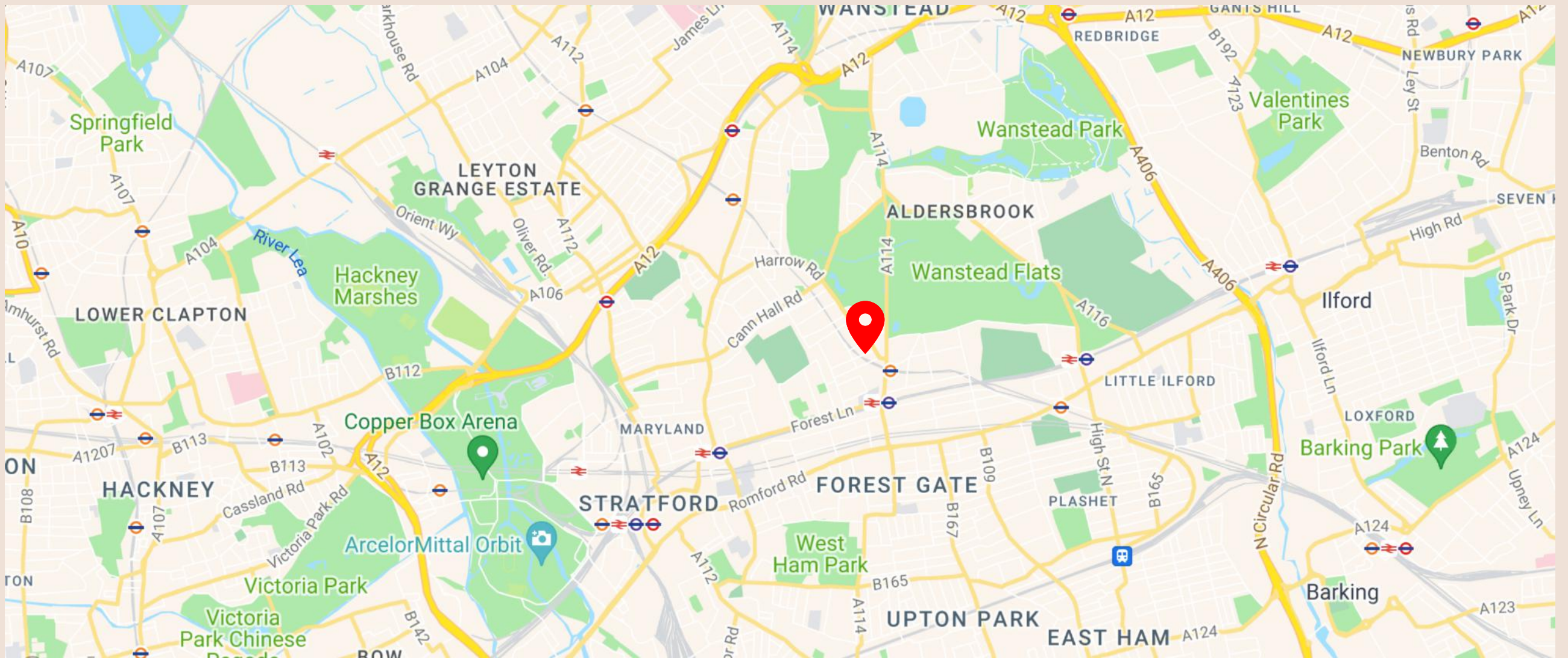




Third Floor - Unit 7  
926 SqFt - 86 SqM



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PERFECTLY  
POSITIONED



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# Buying with us

At Silverback Equity, we are a private equity firm that specialises in developing high-quality and sustainable residential properties in London. Our residential development team has a proven track record of building quality homes through our extensive experience in acquiring sites, designing and planning projects, and securing funding.

We focus on creating new build homes, as well as converting and refurbishing existing properties. Our involvement in every aspect of the development process allows us to deliver spacious and comfortable homes within successful developments.

At Silverback Equity, we are dedicated to creating homes that not only meet the needs of our clients but also enhance the well-being of the community and the environment. We incorporate sustainable design principles into every project we undertake and collaborate with local authorities and the surrounding community to ensure that our developments are not only aesthetically pleasing but also improve the quality of life for residents and neighbours.

**For Enquiries, Please Contact**

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