



CLEVELAND HOUSE

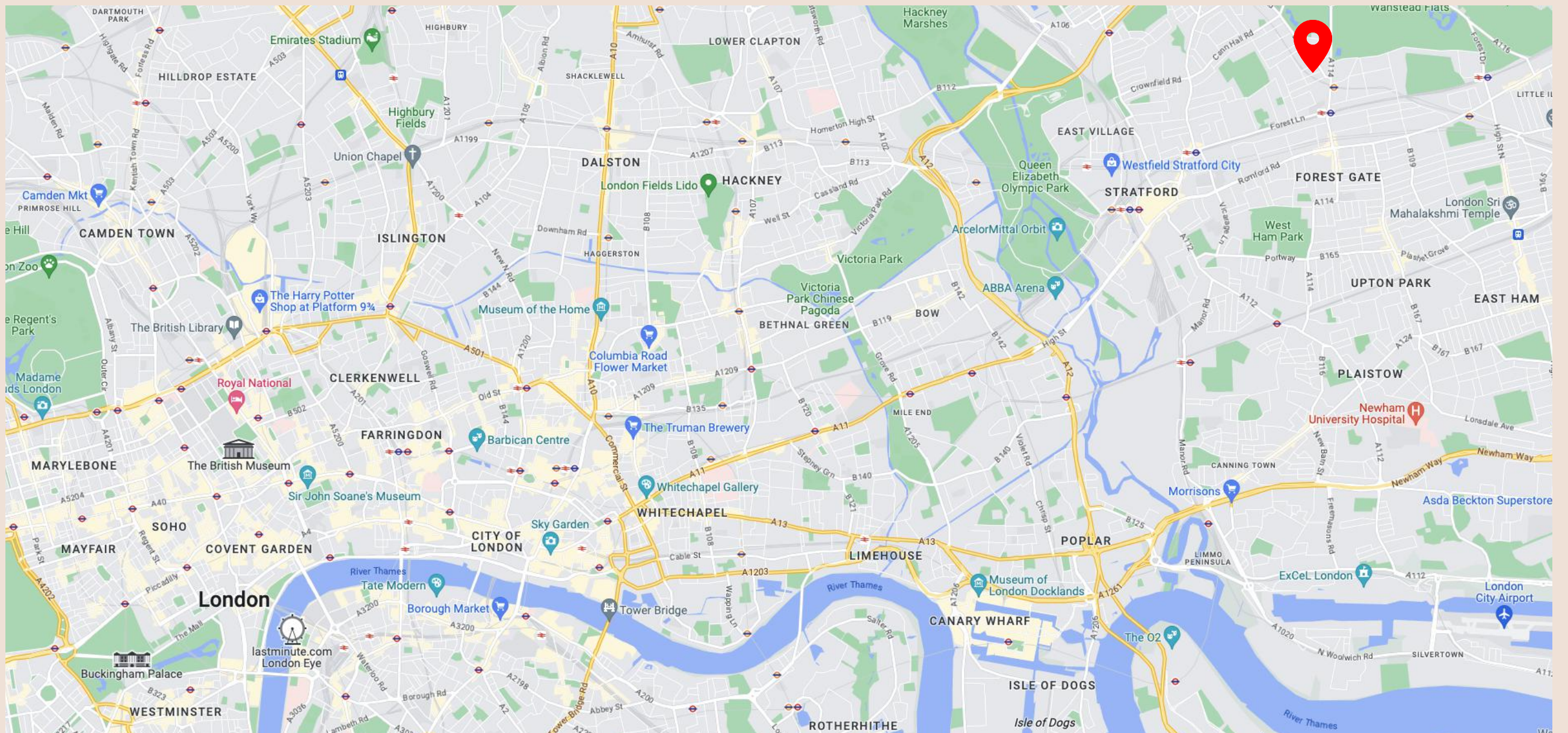


CRAFTING BEAUTIFUL SPACES TO CALL HOME.

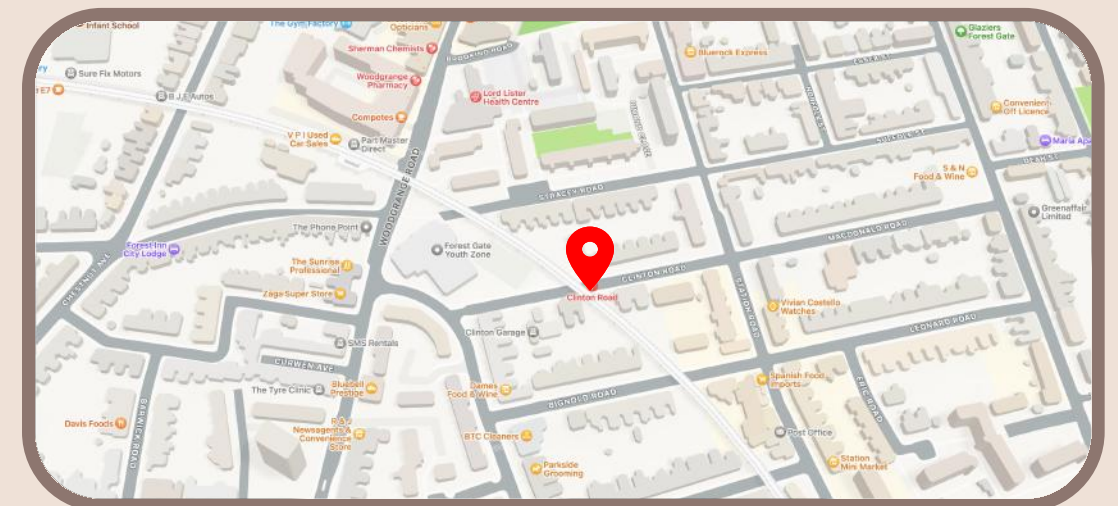


Spacious Living in the Heart
of Forest Gate 3-Story
Property with 7 Apartments,
Including Large 1 and 3
Bedroom Flats.

CLEVELAND HOUSE



PERFECTLY
POSITIONED



MODERN LIVING



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.



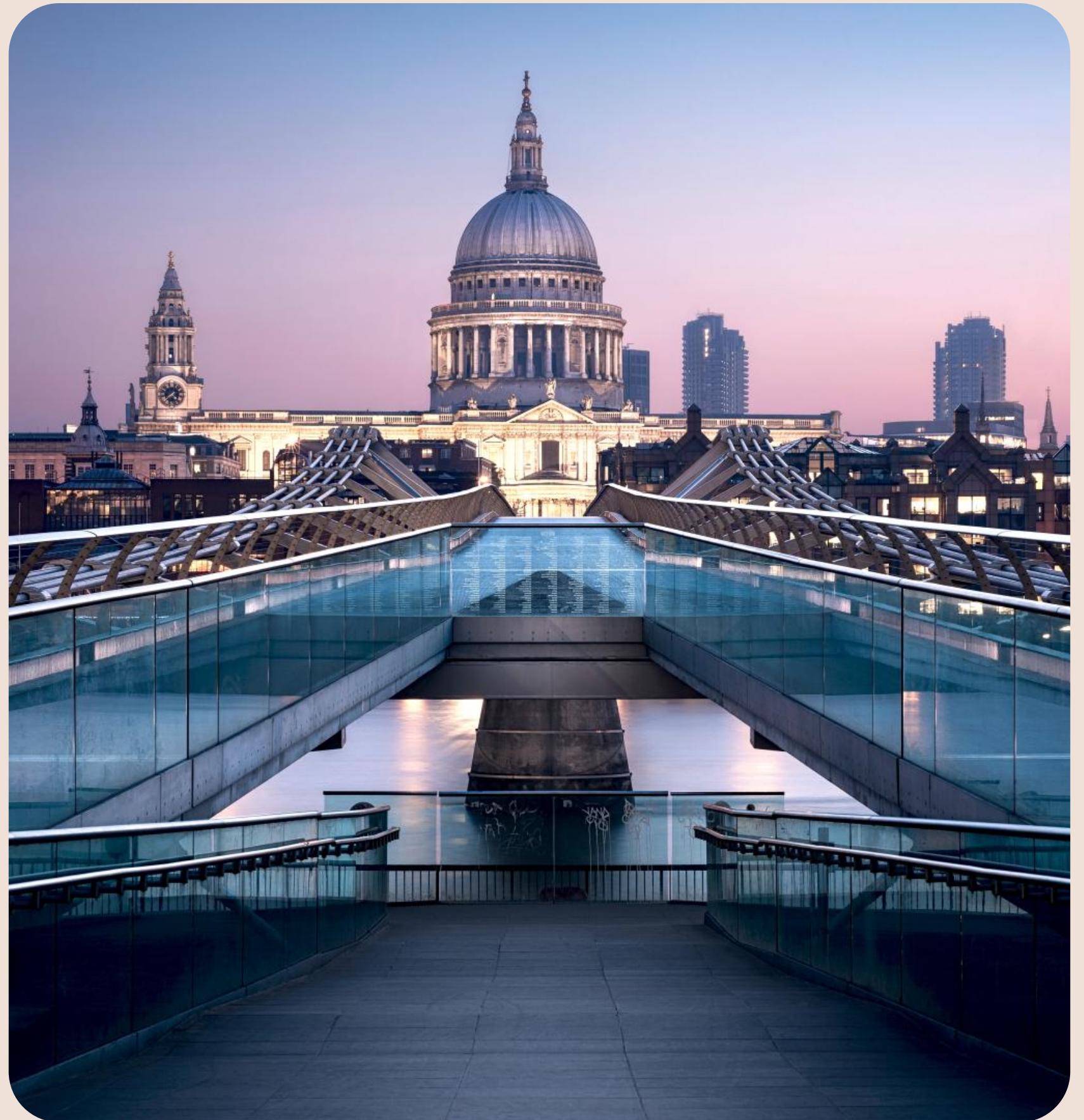
Multiple leisure options and gym nearby.



Lots of nearby restaurants to choose from.



Parks within walking distance nearby





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

16 MINS

20 MINS



STRATFORD

LIVERPOOL STREET

TOTTENHAM COURT ROAD



14 MINS

35 MINS

55 MINS



27 MINS

69 MINS

61 MINS



LDN CITY AIRPORT

STANSTEAD AIRPORT

LONDON HEATHROW AIRPORT



20 MINS

35 MINS

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

A photograph of a park scene. In the foreground, a row of large, mature trees with thick trunks and dense green foliage stands on a grassy lawn. To the left, a brick building with white-framed windows is partially visible behind a black metal fence. In the background, more trees and a paved path are visible. Several people are sitting on black metal benches along the path. The scene is bright and sunny, with dappled light on the grass.

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.



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.

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

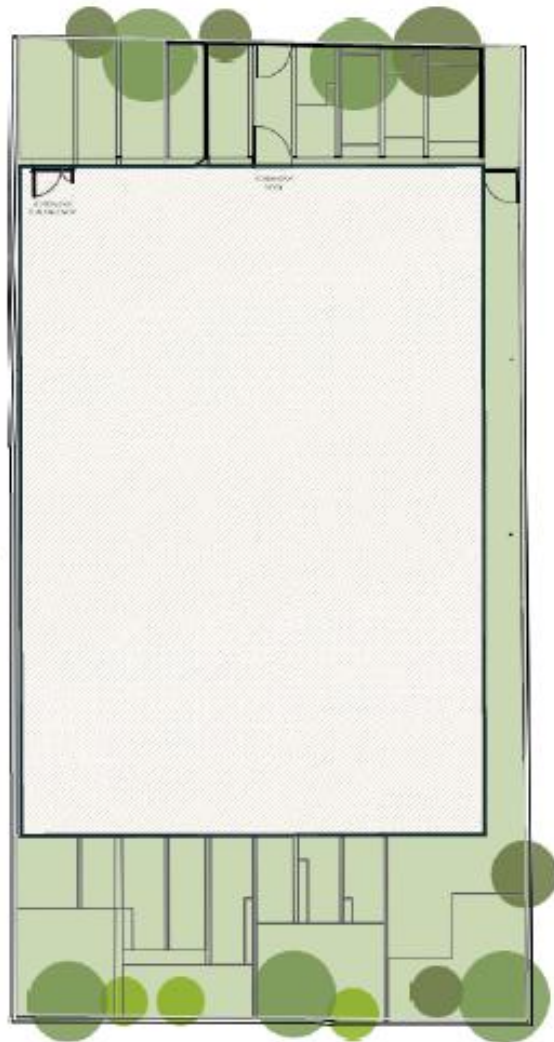
Kitchen

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

General

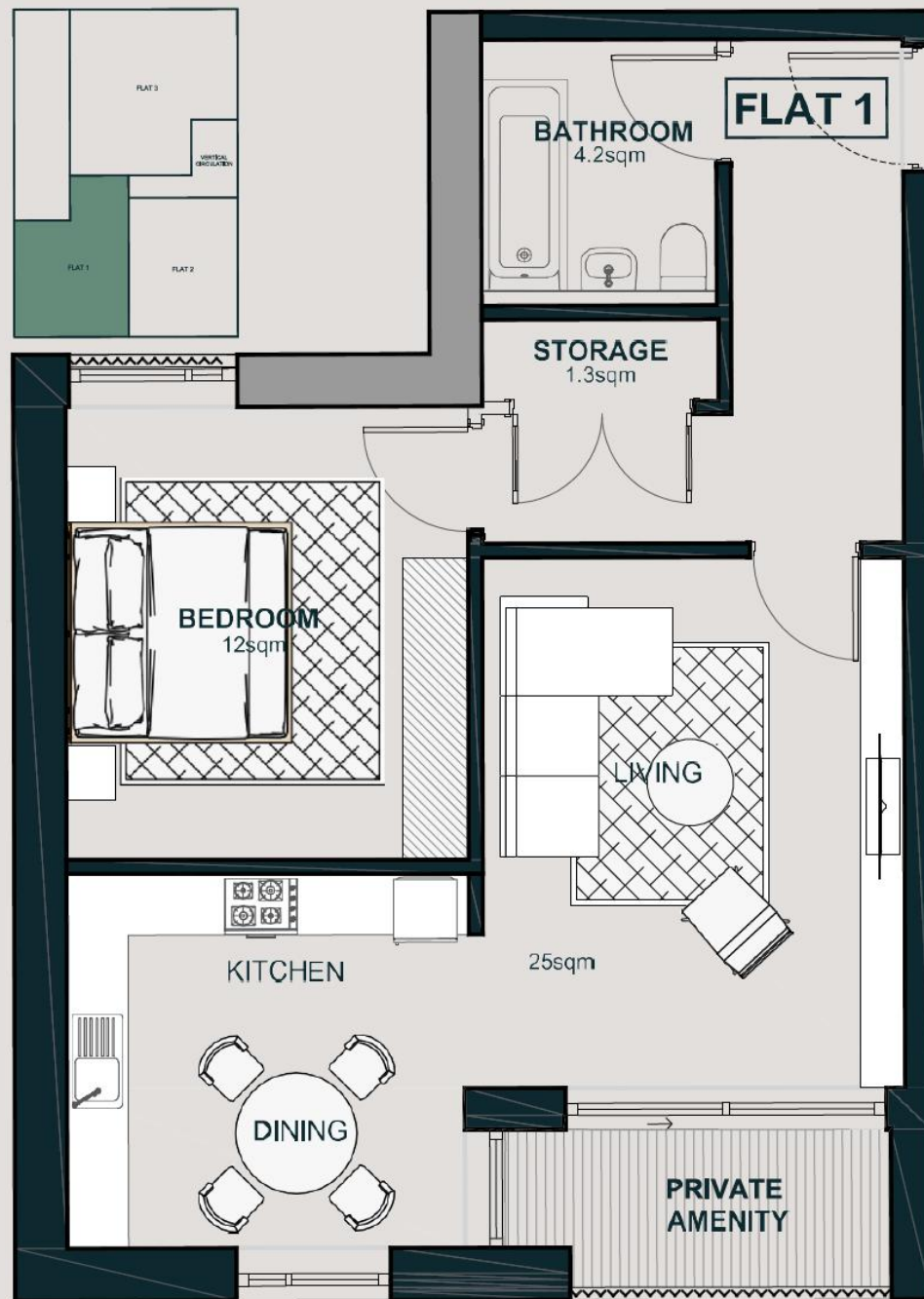
Ceiling lights
Skirting
Architrave
Doors & Handles
Concealed fixings
Radiators

Ground Community Centre
2,282 SqFt - 212 SqM

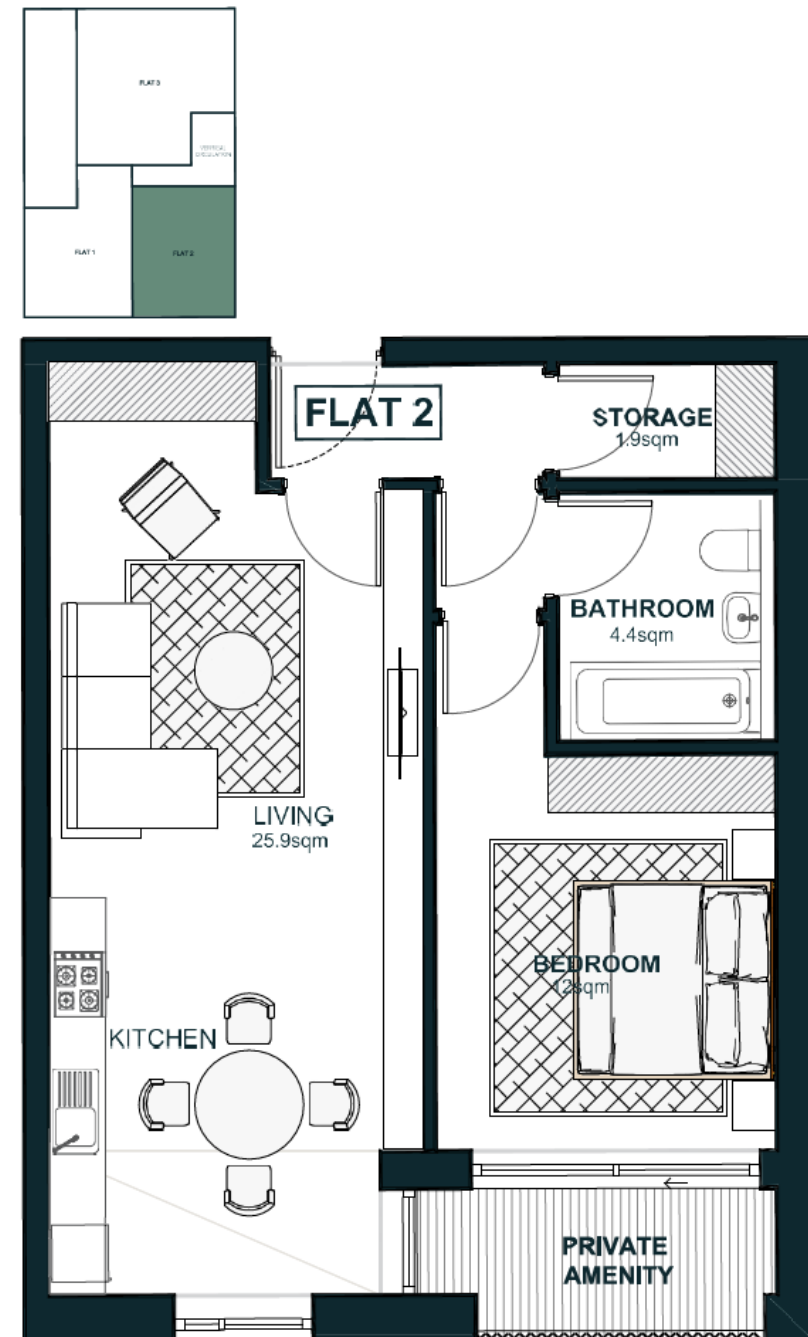


FLOOR PLANS

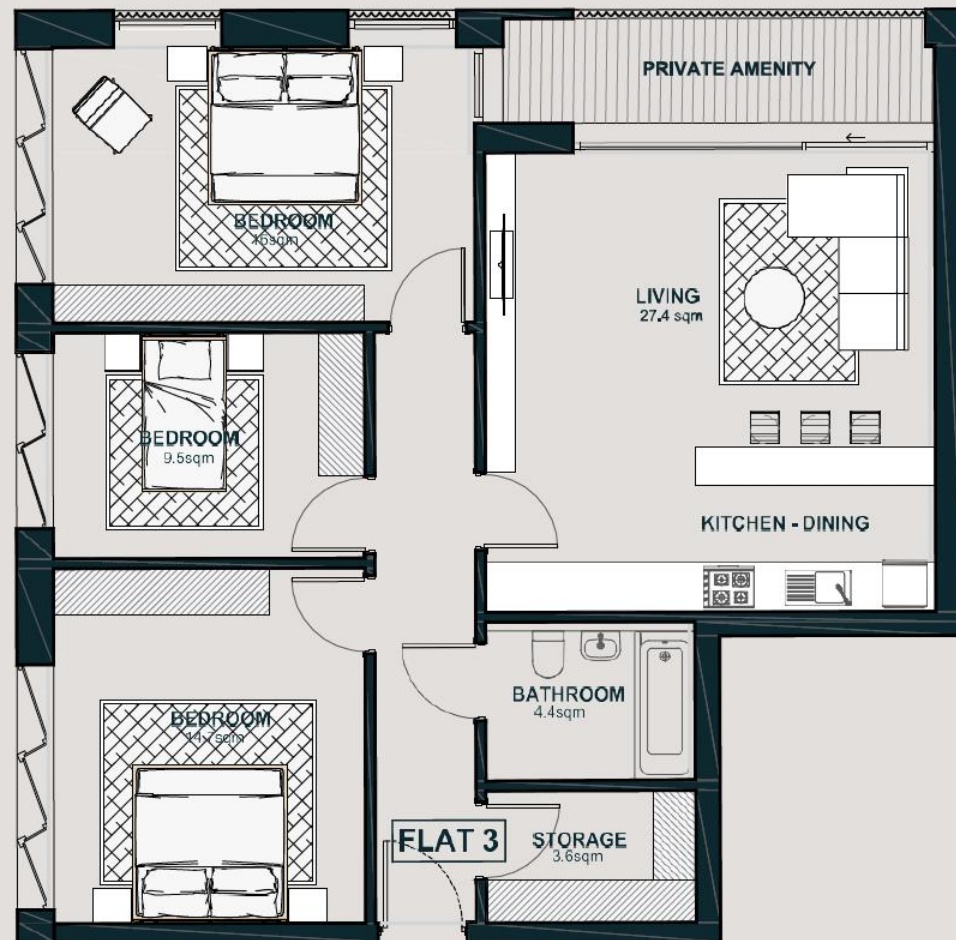
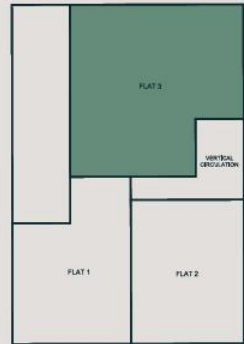
First Floor - Unit 1 570 SqFt - 53 SqM



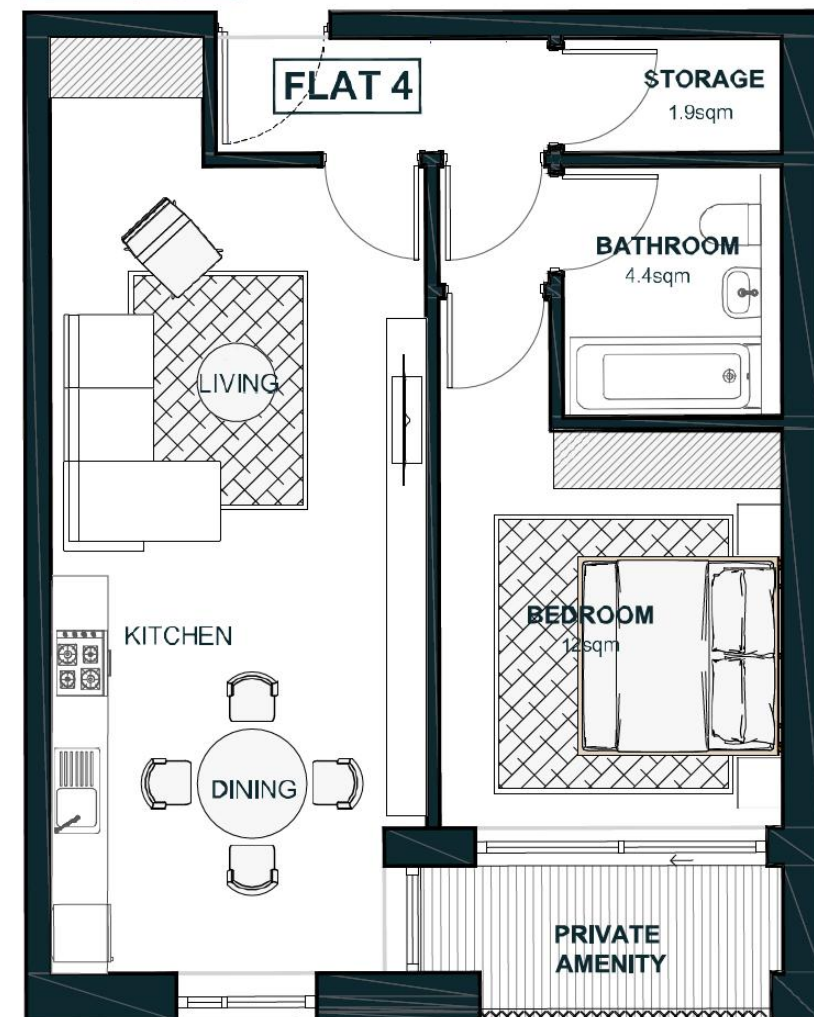
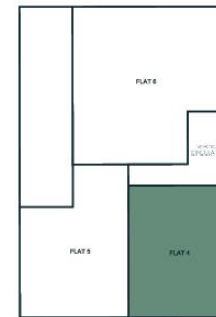
First Floor - Unit 2 538 SqFt - 50 SqM



First Floor - Unit 3 926 SqFt - 86 SqM

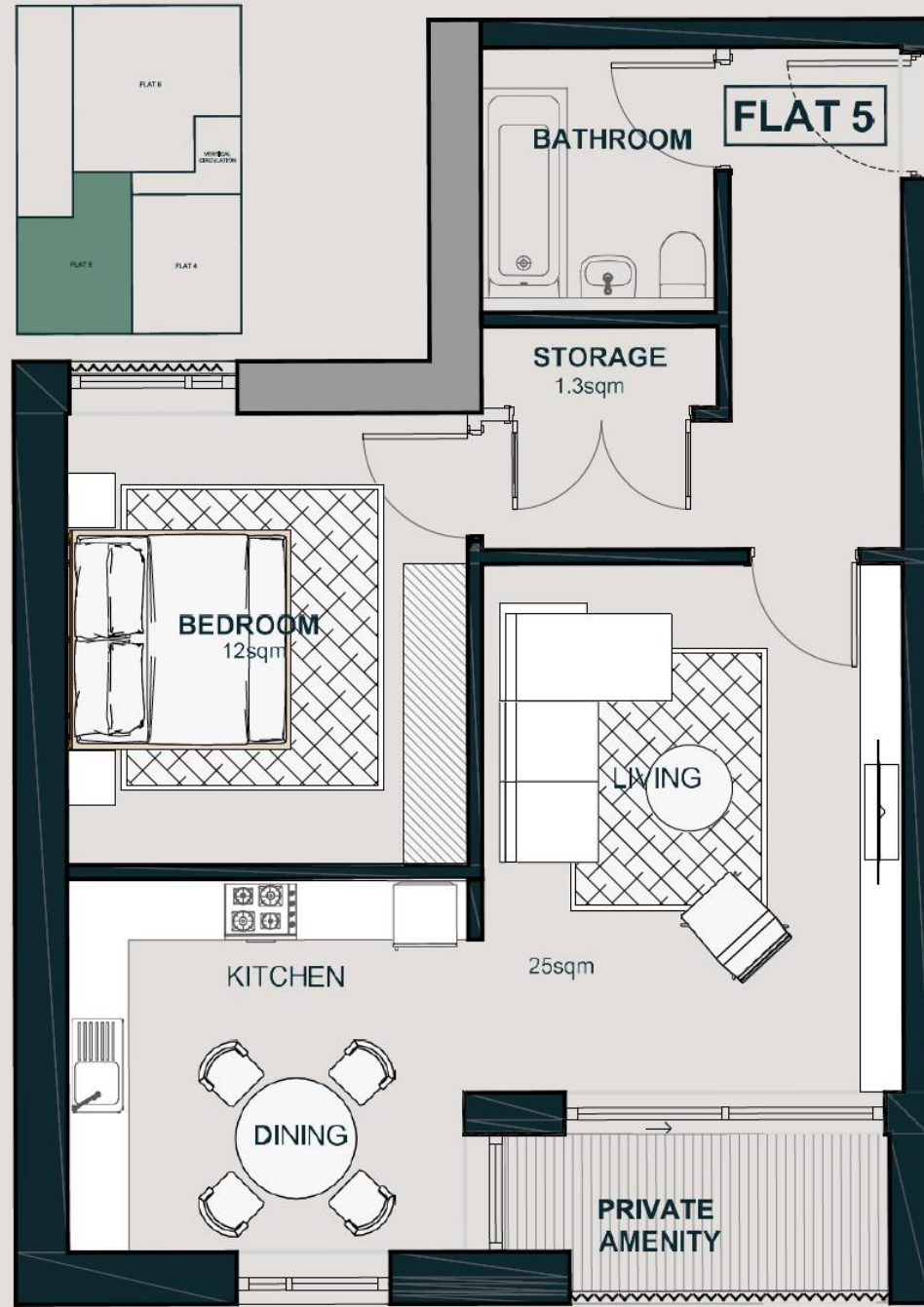


Second Floor - Unit 4 570 SqFt - 53 SqM



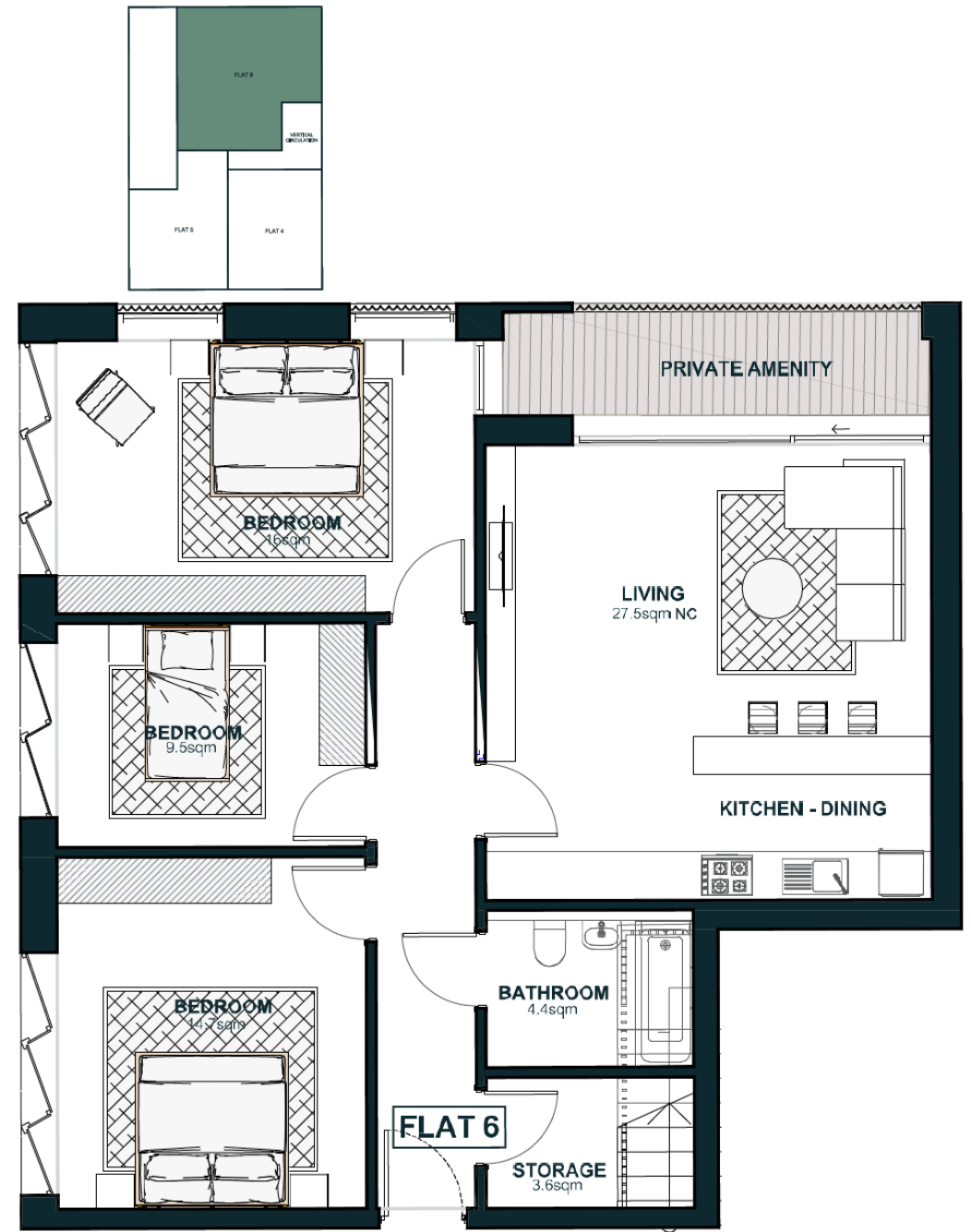
Second Floor - Unit 5

538 SqFt - 50 SqM

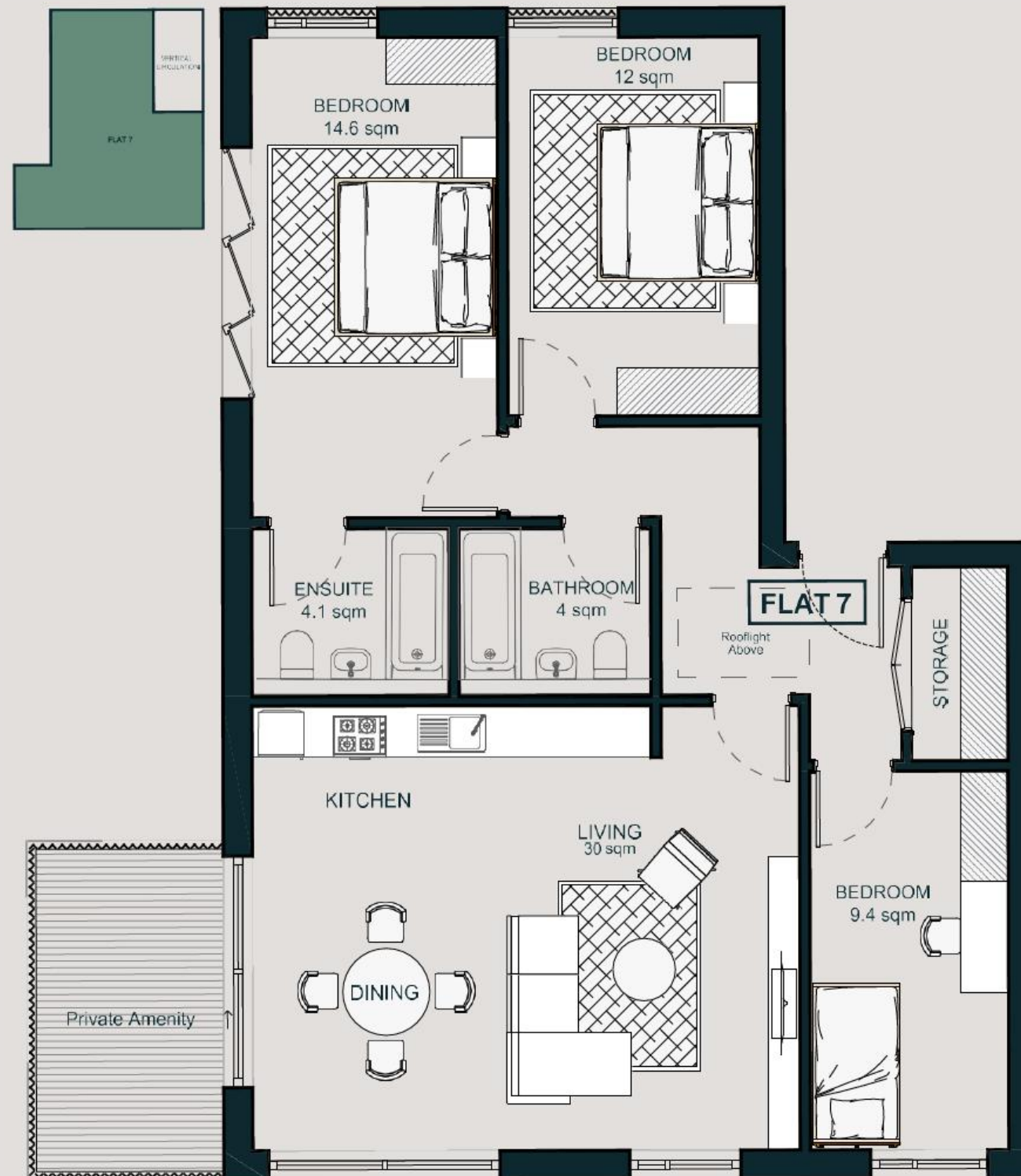


Second Floor - Unit 6

926 SqFt - 86 SqM



Third Floor - Unit 7
926 SqFt - 86 SqM



Buying with us



SILVERBACK
— EQUITY —

At First Projects International, we provide a complete investment service that connects engaged investors with the most sought-after property developments in London. Our expertise spans from planning to construction, all the way to sale or comprehensive block management. We are dedicated to delivering exceptional returns for our UK and overseas clients.

We are deeply passionate about the built environment and committed to ethical, Sharia-compliant practices. Our projects are funded ethically, and we do not rely on banks to fund developments. With a proven track record in property development, we apply clear, strategic thinking to cover the full spectrum of investment and development in the commercial and residential sectors.

Our team specialises in every aspect of investment and property development, from forward-thinking acquisitions to planning and development. We have former council planning officers and architects, construction experts, creative interior design professionals, and more – all collaborating to deliver maximum returns.

We are immersed in London's dynamic property market sector, analysing risk, leveraging our vast network of investors, and engaging in key facets of every field. At First Projects International we make smart investments in advantageous London property developments to enhance value for our clients.





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