



CLEVELAND HOUSE

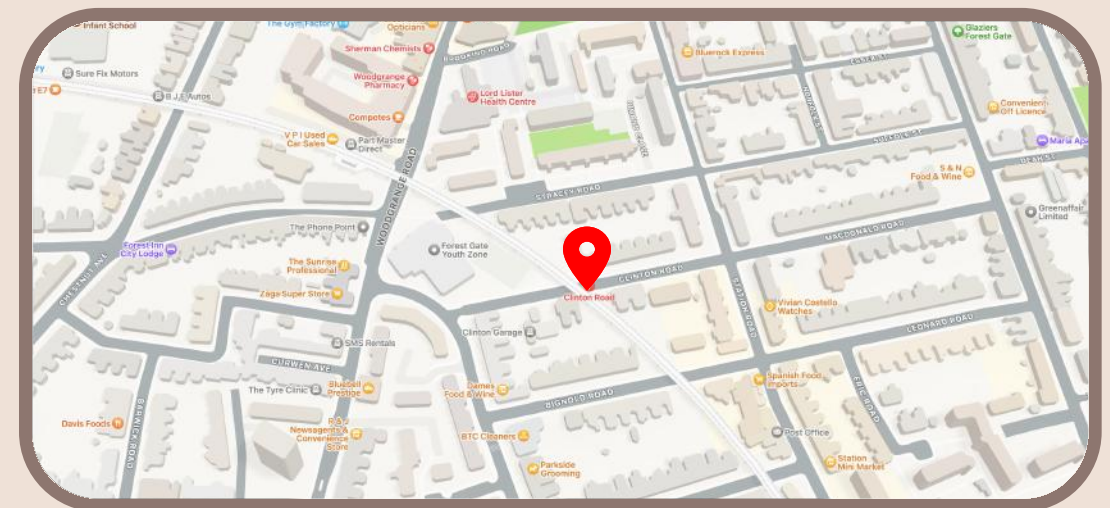
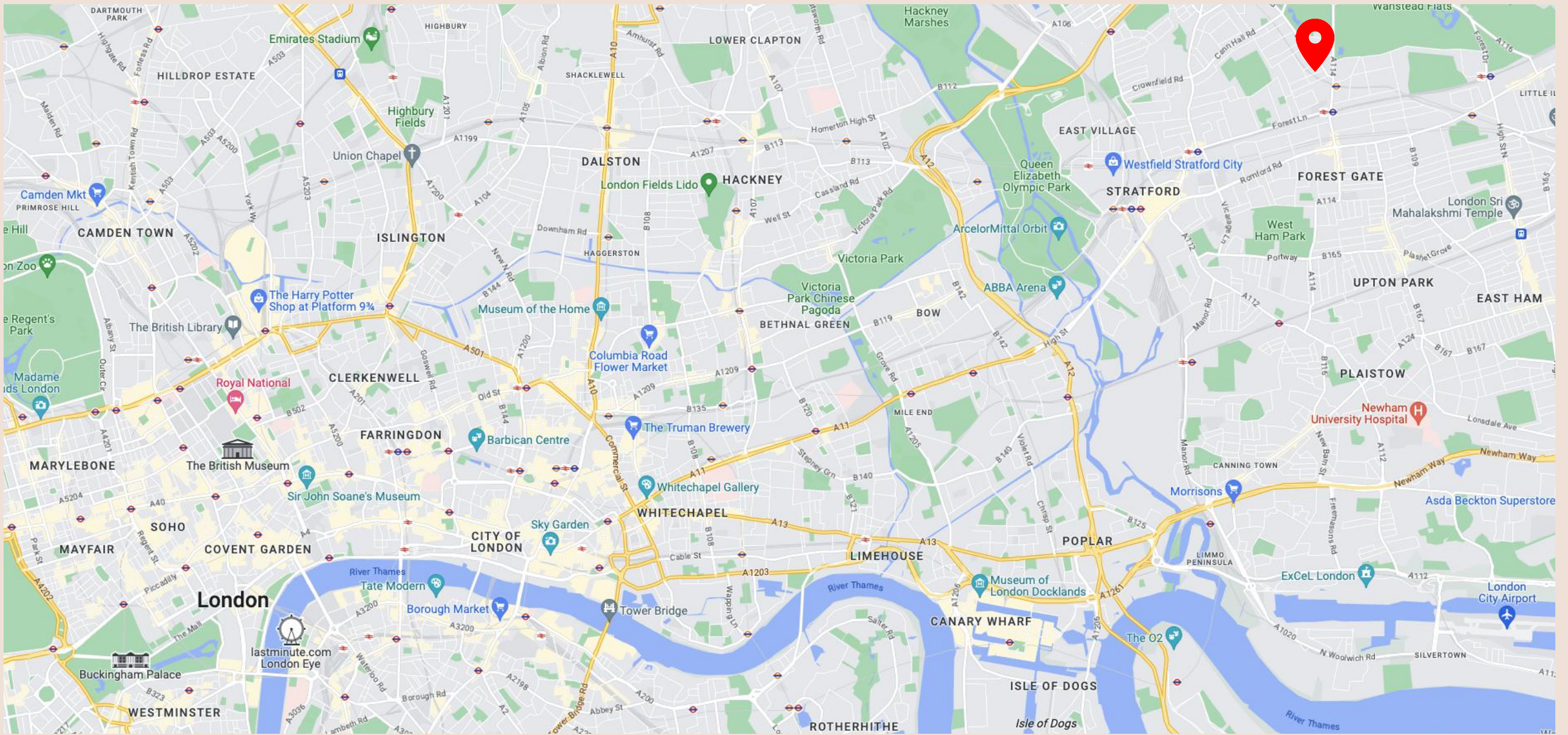


CRAFTING BEAUTIFUL SPACES TO CALL HOME.



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

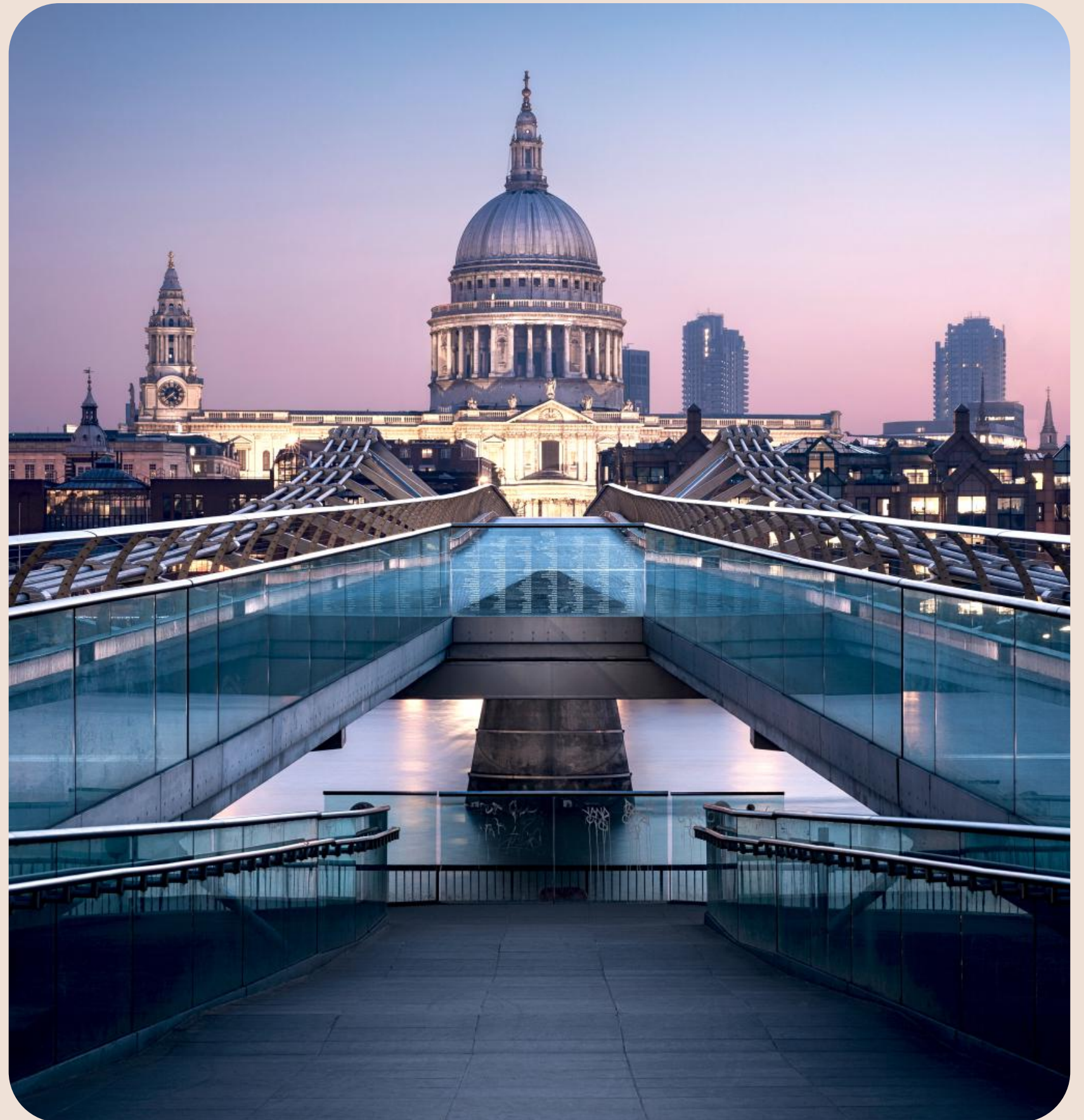
Forest Gate is a great London neighborhood with a diverse community, local amenities, and excellent transportation links.

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	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

A photograph of a park with large trees and a brick building in the background. The scene is lush with greenery, featuring a row of large, mature trees with thick trunks and dense foliage. In the background, a multi-story brick building with white window frames is visible. A black metal fence runs along the base of the trees. In the foreground, a grassy area is dappled with sunlight and shadows. To the right, a paved path leads through the park, with several black park benches. A few people are sitting on the benches, and a dog is visible in the distance. The overall atmosphere is peaceful and green.

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

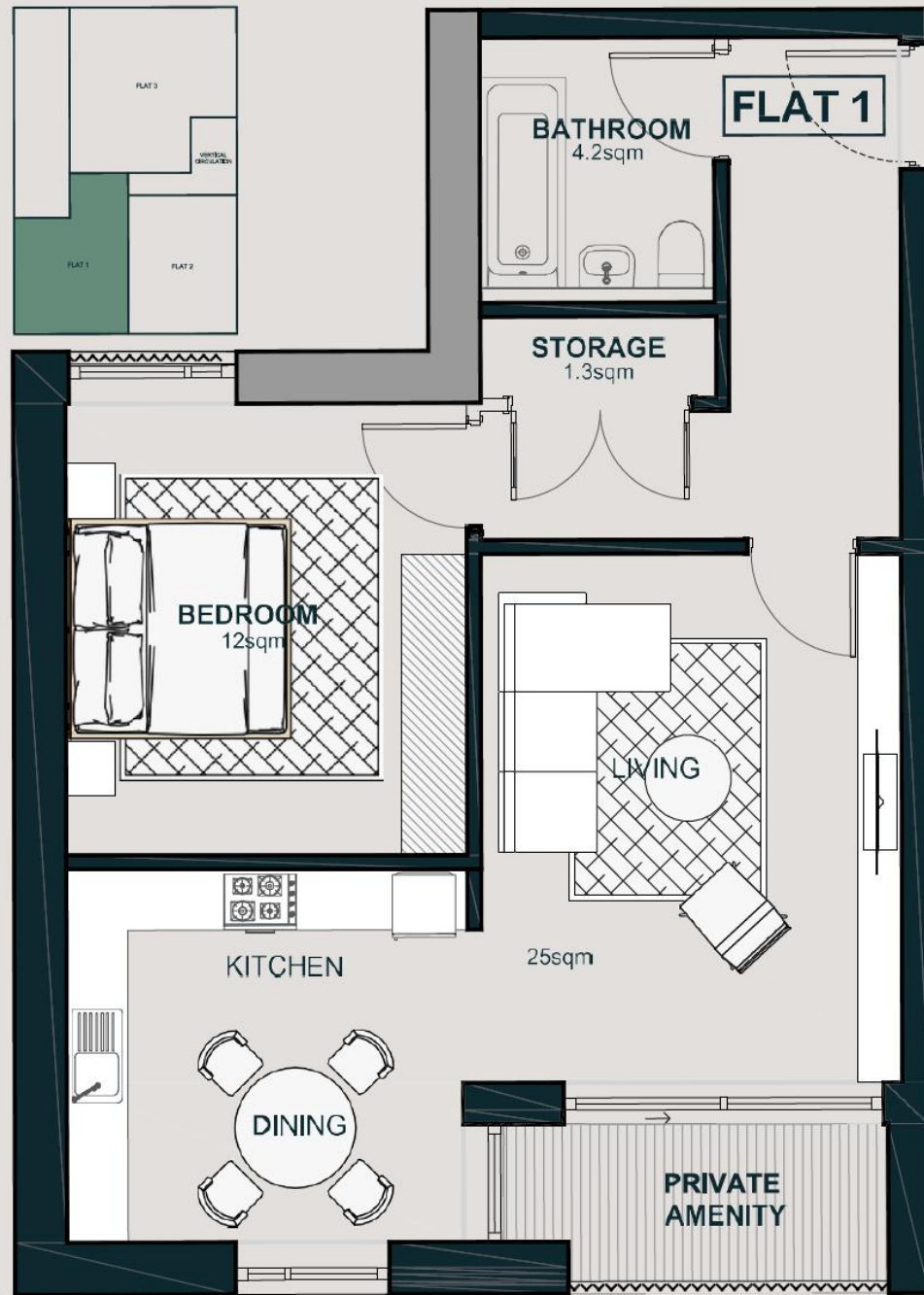
Kitchen

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

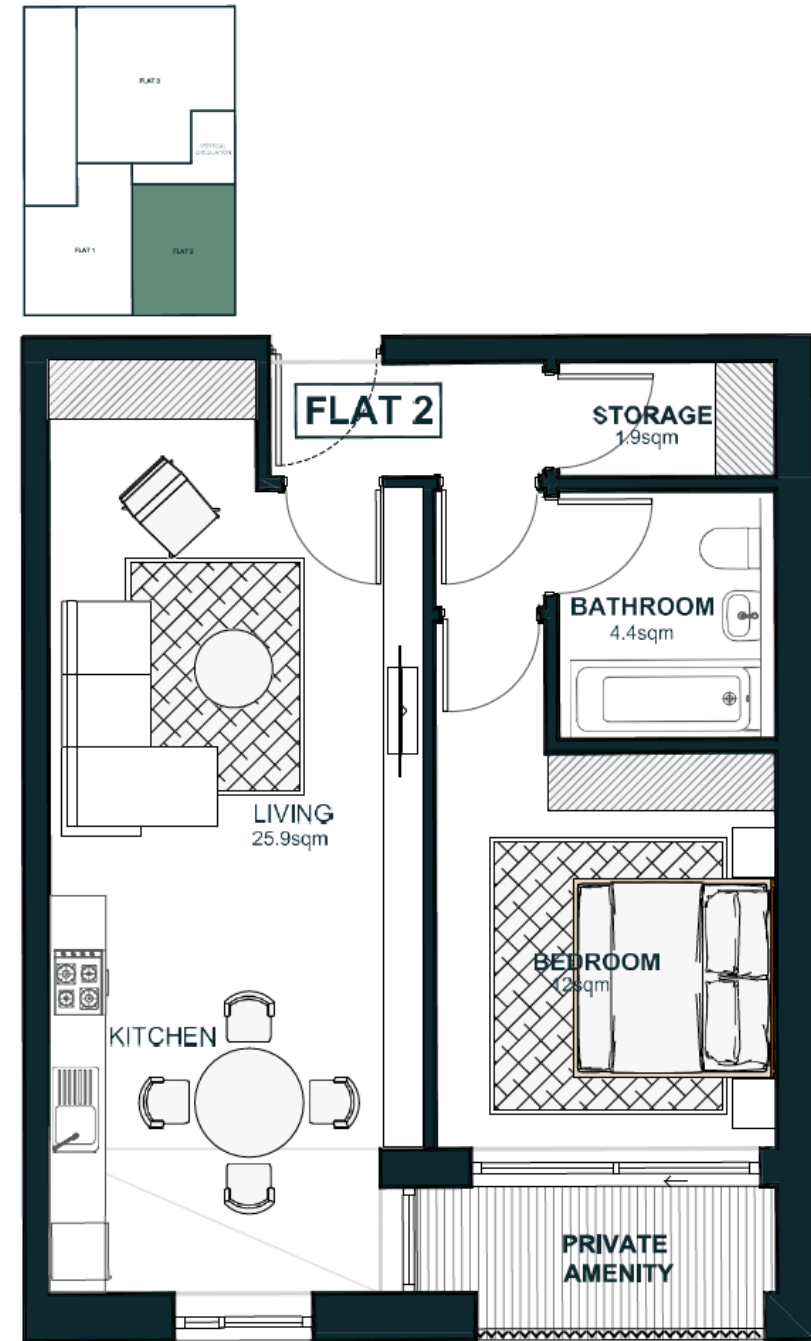
General

Ceiling lights
Skirting
Architrave
Doors & Handles
Concealed fixings
Radiators

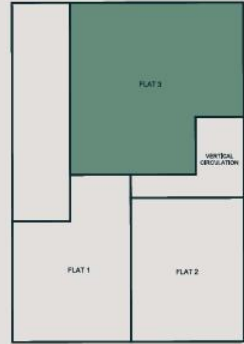
First Floor - Unit 1
570 SqFt - 53 SqM



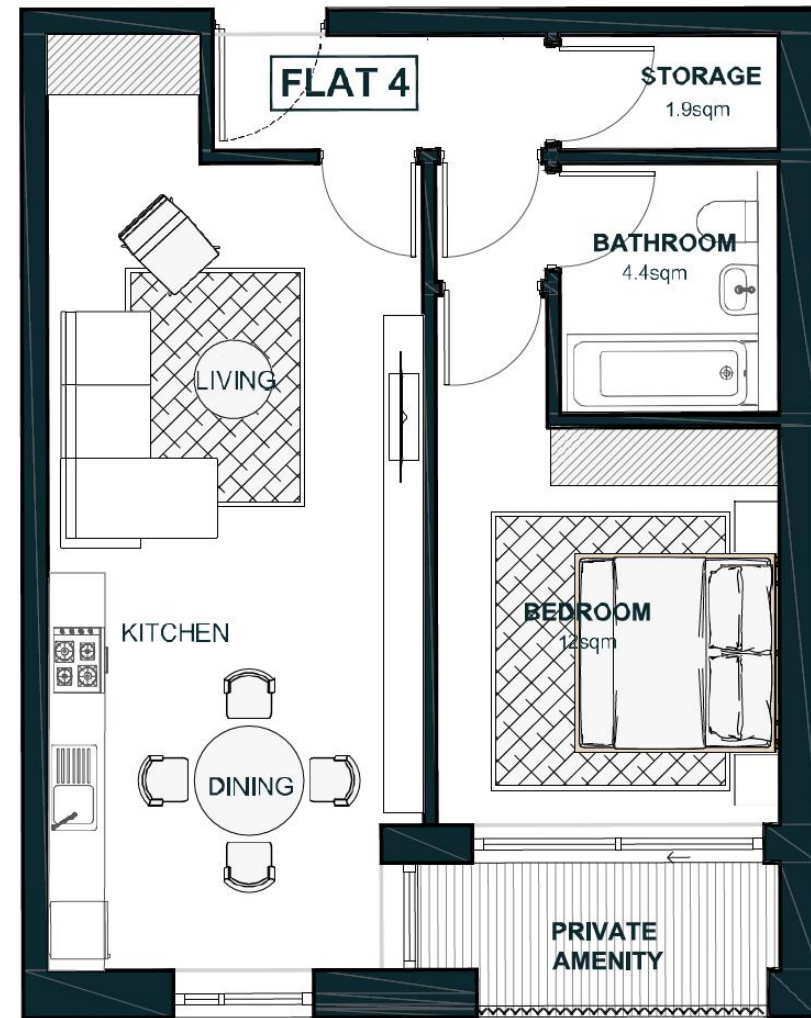
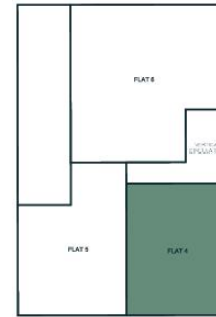
First Floor - Unit 2
538 SqFt - 50 SqM



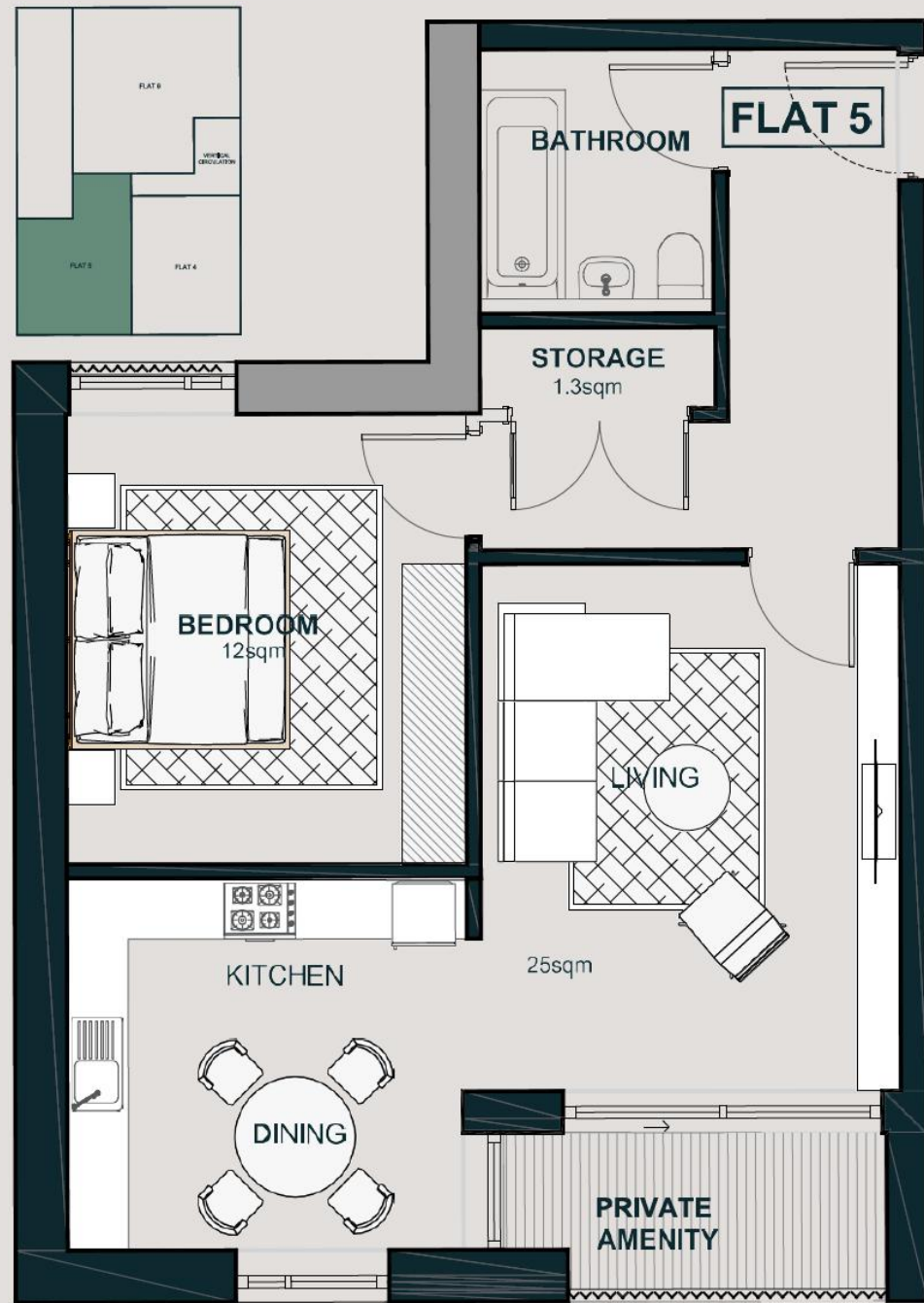
First Floor - Unit 3 926 SqFt - 86 SqM



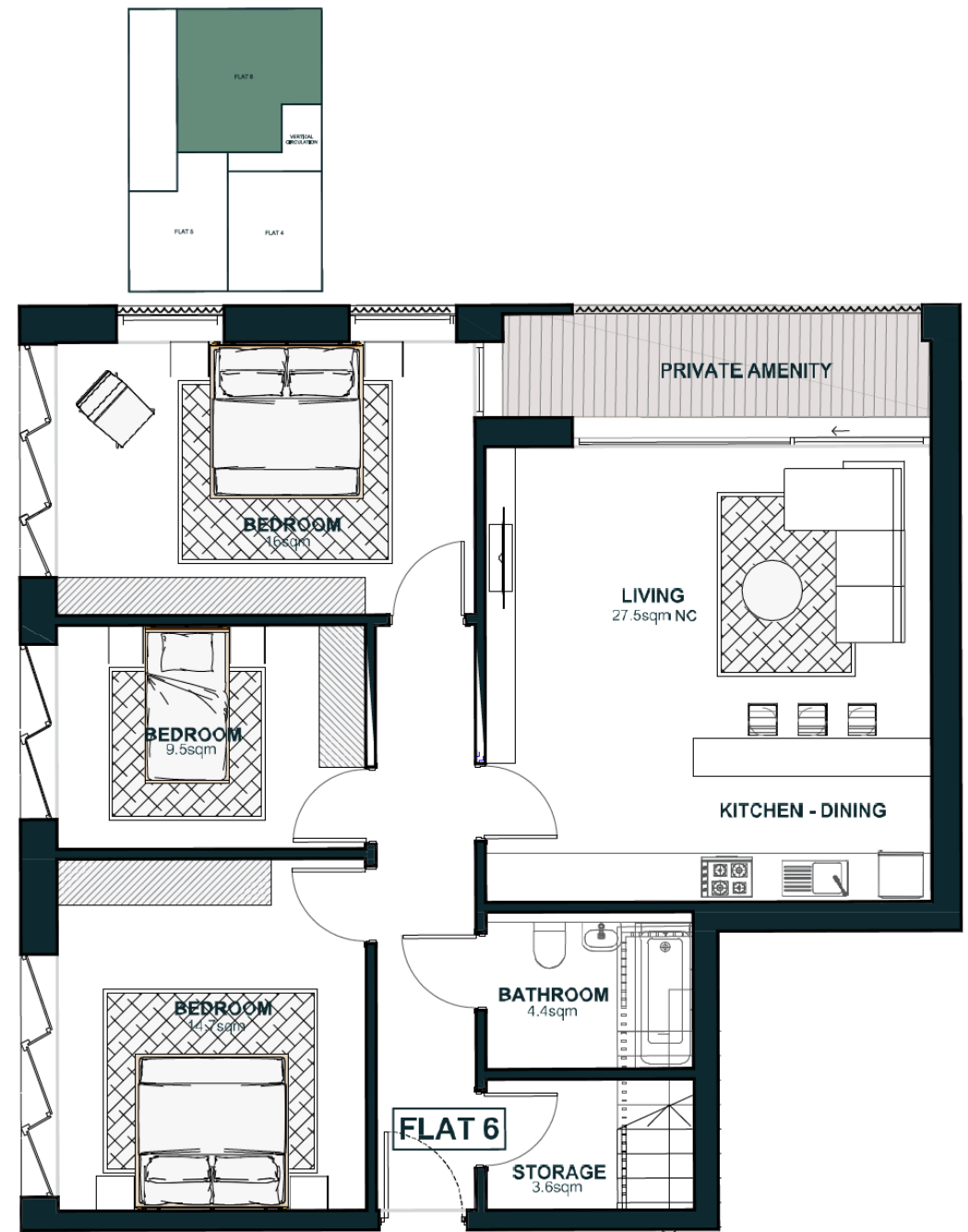
Second Floor - Unit 4 570 SqFt - 53 SqM



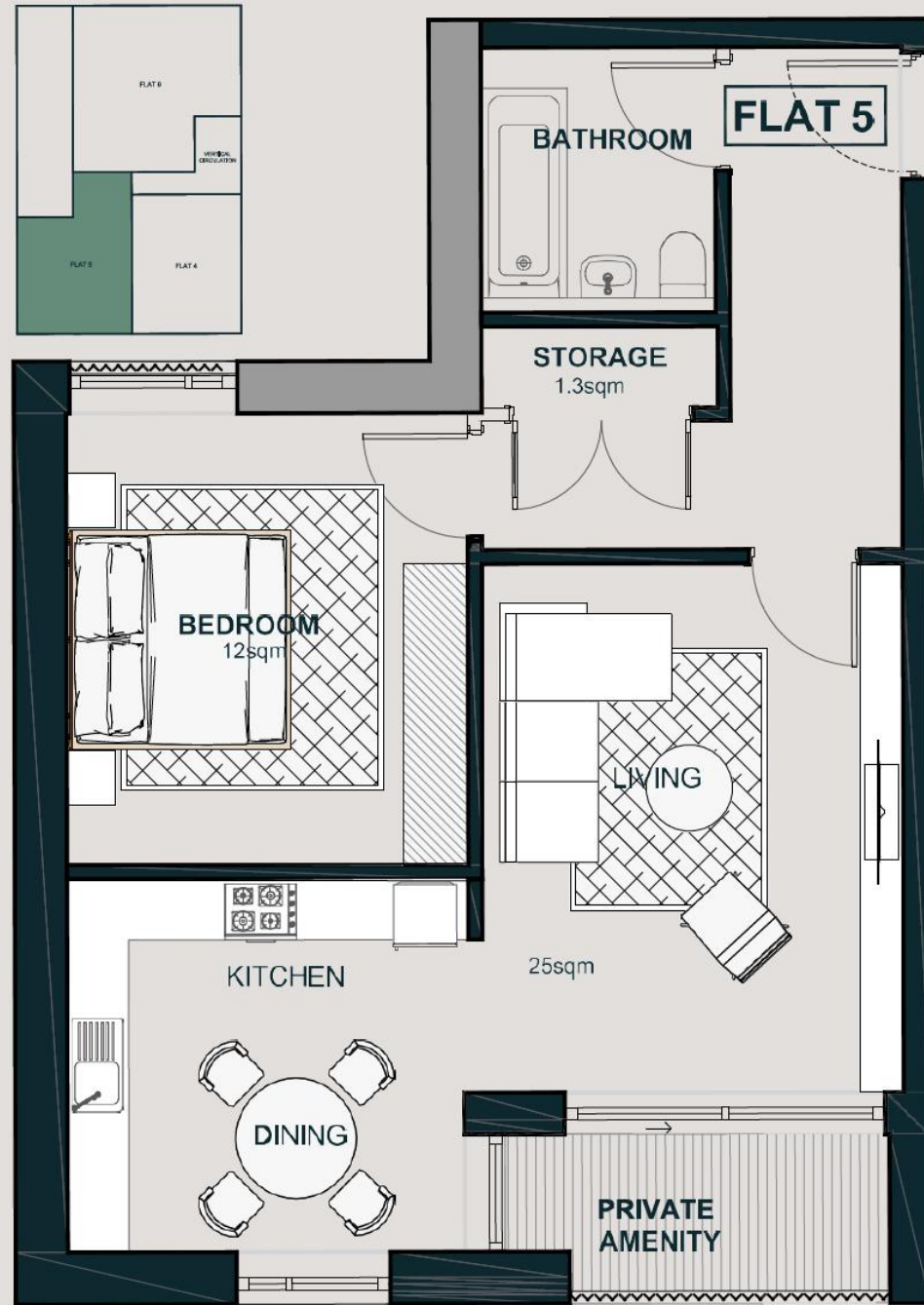
Second Floor - Unit 5
538 SqFt - 50 SqM



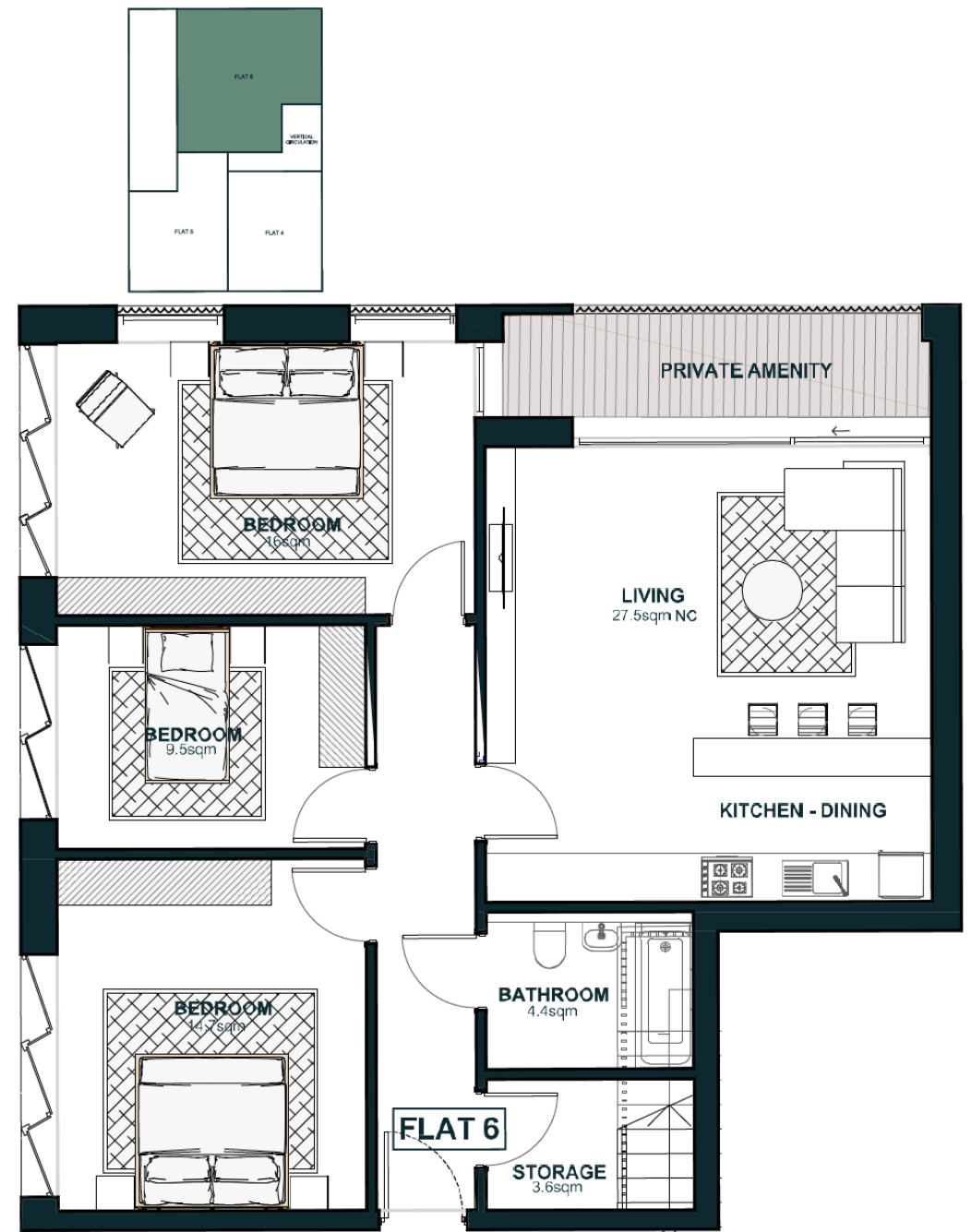
Second Floor - Unit 6
926 SqFt - 86 SqM



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



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INTERNATIONAL



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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