

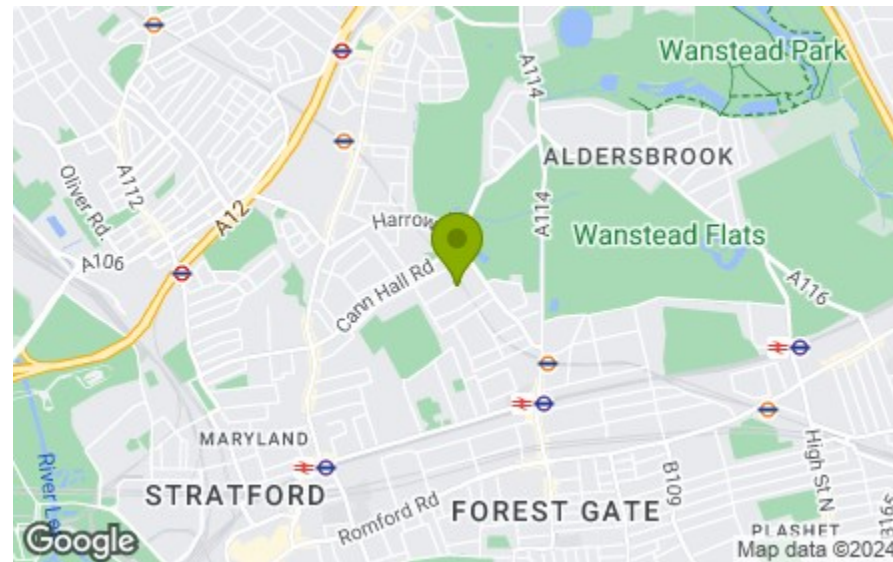
Lounge / Kitchen
 17'4" x 15'8"

Bathroom
 9'2" x 5'6"

Bedroom
 15'8" x 10'9"

TOTAL APPROX. FLOOR AREA 507 SQ.FT. (47.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			
(61-81) B			
(49-60) C			
(35-48) D			
(29-34) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		64	76
EU Directive 2002/91/EC			



THORPE ROAD, FOREST GATE

£1,450 Per Calendar Month
 1 Bed Flat



Features:

- Newly Refurbished
- Open Plan Kitchen/Lounge
- Wood Floors Throughout
- Neutral Decor
- Stylish Bathroom
- Modern Kitchen
- Private Courtyard
- Close to Wanstead Flats
- Council Tax Band A
- 12 Months Tenancy

A refurbished one bedroom apartment, flawless throughout you have a truly capacious lounge/kitchen plus a secluded rear courtyard. It's all enviably located just moments from the sophisticated social hub of Winchelsea Road, the blue waters of Jubilee Pond and the green expanse of Wanstead Flats. Ideal for a couple or young family.

REQUEST A VIEWING
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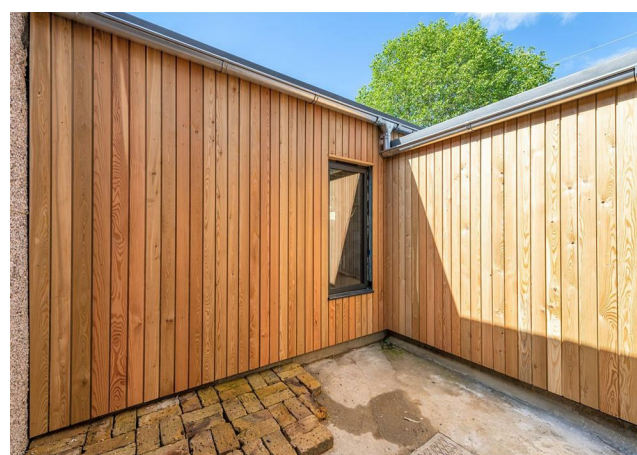
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IF YOU LIVED HERE

You'll be welcoming friends and family into your positively expansive open plan lounge/kitchen. Coming in at over 250 square feet there's ample space for hosting and dining alike, with broad engineered blonde hardwood underfoot, on trend metro tiled splashbacks and a full suite of sleek white fitted cabinets. Elsewhere, your bedroom is a truly substantial double of 175 square feet, with more broad engineered hardwood underfoot, pristine white walls and double patio doors leading out to your secluded rear courtyard. Finally your bathroom is another immaculate creation, with more metro tiling, oversized tub with rainfall shower and a heated towel rail in designer chrome. Once the favoured hunting grounds of Henry VIII, Wanstead Flats is some of the wildest, wide open green space for miles around. Perfect for morning jogs and evening strolls alike, it all starts at the end of your road, just two minutes from your front door.

WHAT ELSE?

- The archways of Winchelsea Road are just around the corner, this increasingly popular social hub is home to the Wanstead Tap bar, brewery and performance space, Burgess & Hall wines and the wonderful Arch Rivals restaurant.
- Leytonstone Leisure Centre is just one mile on foot or a five minute cycle ride away, with pools, a gym and health suite.
- Forest Gate station is a shade over a half mile on foot and will get you directly to Liverpool Street in fifteen minutes. The station will also be benefiting from the arrival of Crossrail, reducing journey times still further and also providing direct access to the West End via Bond Street.



A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. On top of this, the Crossrail means getting across London is even faster and easier. It really was a no brainer.

I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or meet friends for a drink at Burgess & Hall Wines (Roz and Paul there really know their grapes!). Or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW
E7 BRANCH MANAGER

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