

Reception Room
12'0" x 9'5"

Kitchen
10'3" x 9'9"

Bathroom
6'1" x 6'0"

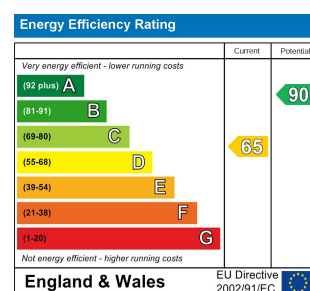
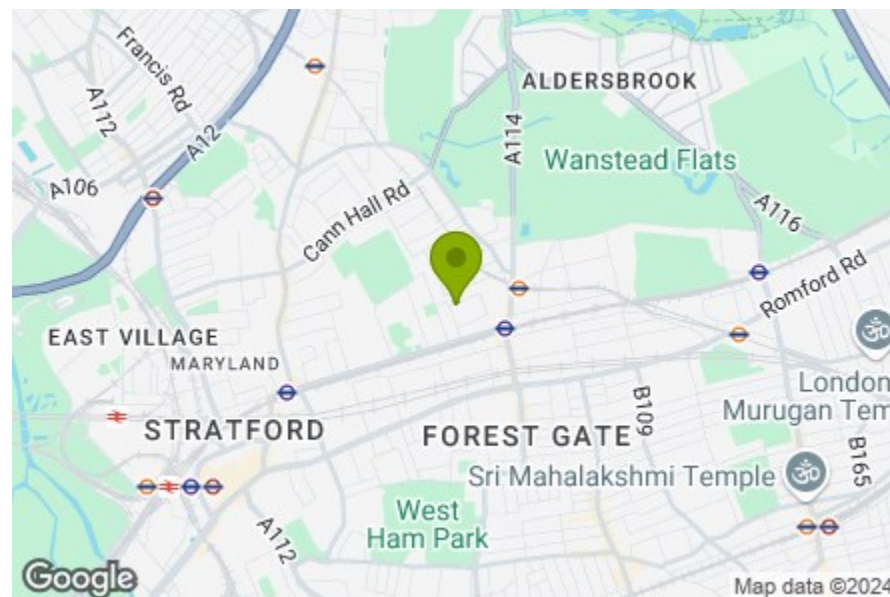
Lean To
7'4" x 7'2"

Bedroom
12'8" x 10'3"

Bedroom
10'5" x 9'8"

Garden
42'7"

Total Area: 56.2 m² ... 605 ft² (excluding lean to)
All measurements are approximate and for display purposes only.



SUFFOLK STREET, FOREST GATE

Offers In Excess Of £485,000 Freehold 2 Bed House - Mid Terrace



Features:

- Two Bedroom Bay Fronted House
- South Facing 40 ft Rear Garden
- Eat in Kitchen
- Potential to extend STPP
- Sold Chain Free
- A short Walk to Forest Gate Station
- Close to Wanstead Flats
- Moments to the Popular Winchelsea Road

A charming, chain free, two double bedroom home in the heart of much loved Forest Gate. You have a private South facing garden, large dine in kitchen, lots of development potential and Forest Gate Elizabeth Line station a stone's throw away.

You'll be through to Liverpool Street in just twenty minutes door to door, for a swift City commute courtesy of the Elizabeth line from Forest Gate.

REQUEST A VIEWING
0203 397 2222

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hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
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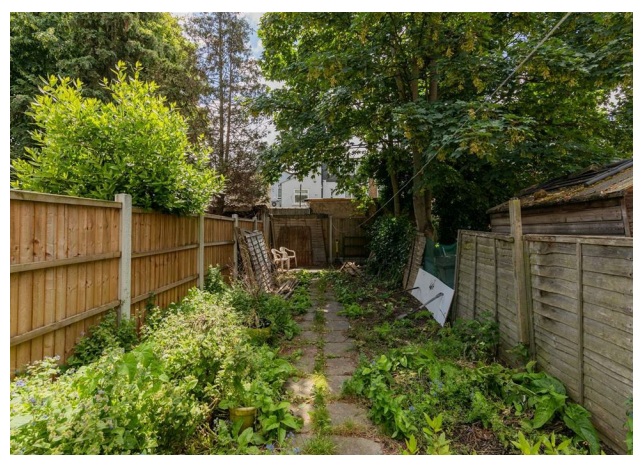
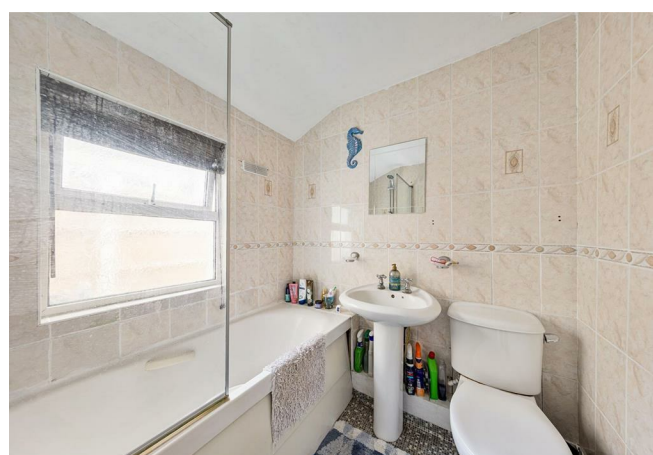
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0208 520 6220

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IF YOU LIVED HERE

Your reception room is a bright welcoming space, with a large bay window casting an abundance of natural light over the blonde engineered hardwood flooring. Your 100 square foot dine in kitchen sits next door, with chunky wooden countertops, smooth cream cabinetry and stainless steel integrated appliances. Carrying on through to your sizeable family bathroom, you'll find mosaic flooring, pale marbled floor to ceiling tile work and a shower over the tub. Between the kitchen and bathroom you have direct access to that private, South facing garden.

Out here there's a bright lean to, with heaps of potential for extension of your living space (subject to the usual planning permissions). You also have a long stretch of footpath and foliage just waiting to be developed into a tranquil outdoor oasis. Up on your first floor you'll find two generous double bedrooms. The principal sleeper has dual windows and an impressive 130 square feet of floorspace, and the second bedroom is of similar dimensions and overlooks your garden.

It's only a seven minute wander to arrive at the ever popular social hub of

Winchelsea Road. At the Wild Goose Bakery you'll find freshly baked sourdough loaves and South African inspired treats. If you fancy sampling some fine wines then we'd recommend Joyau wine bar, or if craft ales are more your tippie, try The Wanstead Tap just next door. They also have a programme of exciting live events ranging from intimate gigs to stand up comedy and film screenings. Getting out into nature is easy too, with the Capel Road entrance to Wanstead Flats just an eight minute stroll away. Here, you can explore the many footpaths and cycling trails that this lush open grassland has to offer.

WHAT ELSE?

- Wanstead Park station is just as close as Forest Gate, only six minutes on foot, where you'll find direct Overground services to Leyton and Walthamstow.
- A ten minute stroll brings you to Forest Lane Park, where there's a lovely lake, lots of wildflowers and an outdoor gym.
- Your new local will be the Forest Tavern, a friendly gastropub that's close to Forest Gate station and hosts a monthly Supper Club for fine wining and dining.



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. 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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