

## ESSEX STREET, FOREST GATE

### Offers In Excess Of £600,000 Freehold 2 Bed House - Terraced



#### Features:

- Two Bedroom Terrace House
- Private South Facing Garden
- First Floor Bathroom
- Two Double Bedrooms
- Large Through Reception
- Short Walk To Forest Gate Station
- Close To Wanstead Flats

An immaculately presented, two bedroom family terrace just a five minute walk from Forest Gate and Wanstead Park stations. Arranged over two floors, with a private South facing garden, you have all Forest Gate's amenities on your doorstep.

From Forest Gate station you'll find direct thirteen minute Elizabeth line services to Liverpool Street, and from Wanstead Park station there are direct Overground trains to Leyton and Walthamstow.

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hello4@stowbrothers.com  
0203 369 6444

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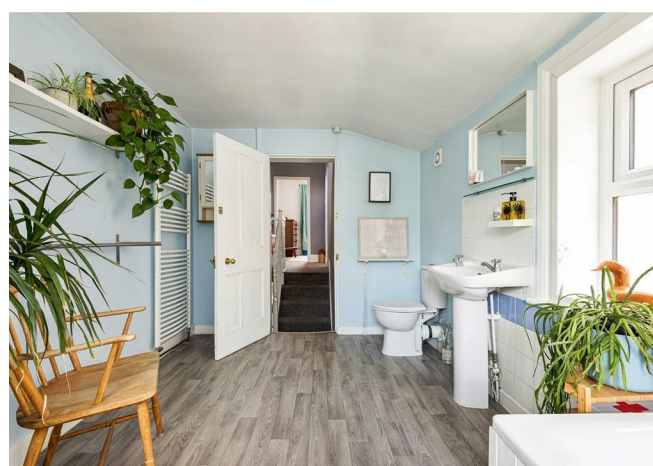
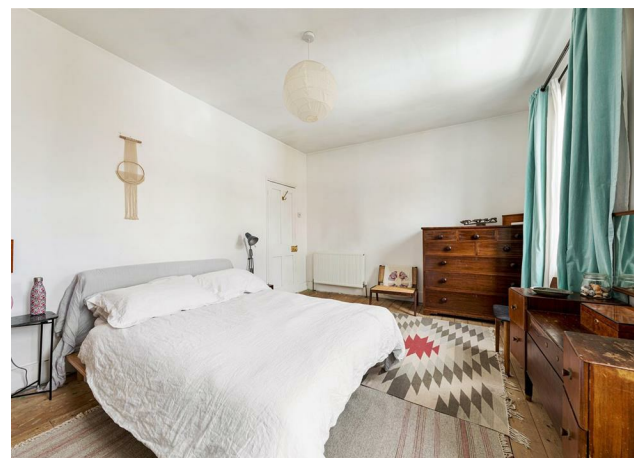
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IF YOU LIVED HERE...

You'll be luxuriating among the smart designer features and vast floorspace of your reception room. Lovingly restored timber flooring is complemented by pale salmon and dark teal paintwork, there are two elegant vintage hearths and the whole room is filled with natural light from the frontal aspect window and rear French doors. Stepping out into your South facing garden you'll find an equal mix of patio and lawn, with custom made planters and a handy shed. Taking the second, alternative entrance back into your home, you'll arrive in your 175 square foot, open plan kitchen and diner. This glorious space has more of that original timber flooring, smooth cabinets, marbled worksurfaces and a sleek integrated chef's oven.

Heading upstairs you'll arrive in your calm, bright bathroom. Daylight pours in from dual aspect windows and the tiling and paintwork is a gentle blend of powder blue and pristine white. Smoky flooring runs underfoot, there's a heated towel rail and a full classic suite with a shower over the tub. Your principal bedroom is equally handsome and sizeable, featuring an ornate ebony hearth and plenty of built in storage space. Your second sleeper has another ebony hearth, custom made wardrobes and whitewashed original floorboards.

Stepping out into the street, Forest Lane Park is just ten minutes away on foot. Here you'll find outdoor exercise equipment and a peaceful lake, the perfect spot for dog walking or picnics. Walking eight minutes in the opposite direction brings you to the Capel Road entrance to Wanstead Flats. Starting at Bandstand Pond, you can explore these lush green meadows as far as you wish, up to Henry Reynolds Gardens or across to Wanstead Park. The friendly Forest Tavern gastropub will be your new local, where they hold regular quiz nights, monthly DJ events and serve up delicious sharing plates.

WHAT ELSE?

- Tucked under the nearby Forest Gate arches you'll find Wild Goose Bakery, where you can buy the best sourdough loaves and artisanal baked goods for miles around.
- Joyau wine bar on Winchelsea Road is a great place to catch up with friends over a carefully selected, sustainable glass of full bodied red or chilled white wine.
- Pretty Decent Beer Company's Forest Gate Taproom is well worth the ten minute walk, for freshly brewed craft beers and a full range of wines and spirits, all with a healthy dose of friendly London vibes.
- Located in the catchment area for Forest Gate School, rated by Ofsted as 'Outstanding' and ranked in the top 50 in the country for GCSE results six years in a row.



A WORD FROM THE OWNER...

"We really feel like we have the best of both worlds here - a community, village feel to the neighbourhood plus some amazing bars, pubs and restaurant. You have the big open spaces of the Wanstead Flats to explore - Hackney Wick, the Olympic Park and the canals are all a bus or bike away. Within a five minute walk from the house you have the brilliant Holly Tree Pub (with it's own mini train!), the best fresh pasta place outside of Italy, a brilliant fishmonger, a South African Bakery, a Norwegian Cafe, fitness studio, great pizza place, fab eco friendly deli, a great wine bar called Joyau that gets the last of the summer sun, and a pilates/reformer studio. And then it is so easy to get into Shoreditch and central London now the Elizabeth line is up and running. We've timed it and we can make it to the station in three minutes! Our favourite day in Forest Gate is a walk in the morning to get coffee and pastries, long walk on the flats to the Tea Hut, quick pint at the Holly Tree and then sitting in the garden with the last of the sun with either a pizza from Fiore or Gios OR yard sale (we're JUST in the delivery area for them and it's been a life saver...). We've been in Forest Gate for seven years, and we're just moving round the corner. We've had such a wonderful time in this house and now it's time for someone else to make it their own."

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**Reception Room**

23'5" x 12'3"

**Kitchen/Diner**

22'0" x 7'11"

**Bedroom**

16'0" x 11'5"

**Bedroom**

11'7" x 10'6"

**Bathroom**

13'3" x 8'11"

**Garden**

41'0"



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