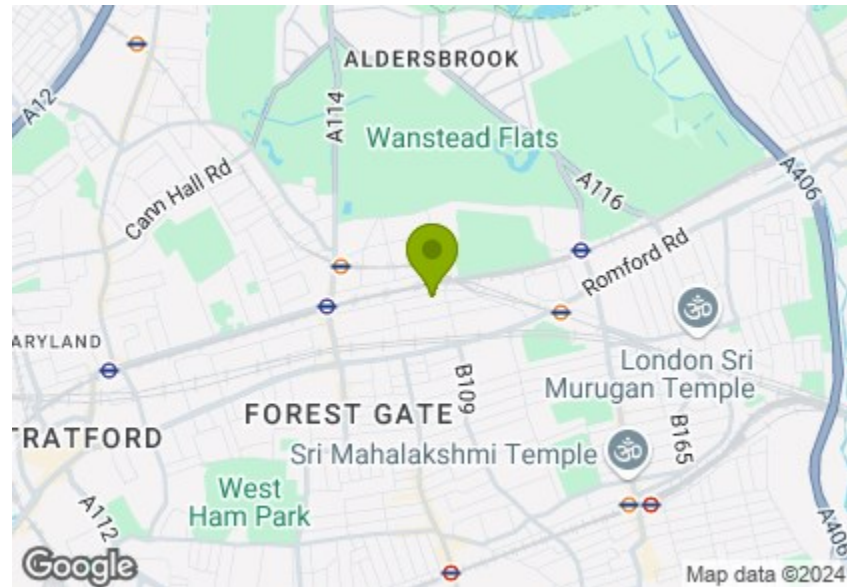




Total Area (Excluding Garden Storage): 146.2 m<sup>2</sup> ... 1574 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## HAMPTON ROAD, FOREST GATE

### Offers In Excess Of £1,000,000 Freehold 4 Bed House



#### Features:

- Victorian Double Fronted
- Conservation Area
- Forest Gate Village
- Four Double Bedrooms
- Close to Forest Gate Station
- Chain Free
- Close to Wanstead Flats

A timeless Victorian double fronted home with over 1500 square feet of living space. Sat on a peaceful street in Forest Gate Village, full of natural light and original detail, there's also a substantial South facing rear garden with independent studio.

Commuting into Central London is effortless, with the Elizabeth Line at Forest Gate Station less than ten minutes' walk away.

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**IF YOU LIVED HERE...**

Through your striking front door and to your left, your sizeable through lounge offers 330 square feet, elegantly recalling your home's original character, from the intricate tilework and mantel, to the ornate crown moulding and pink trim. Dual aspect, natural light is abundant, and plush, ecru hued carpeting runs underfoot. Across the hall, you also have a secondary reception area, where the vintage aesthetic continues, with original wood floorboards, a period fireplace, and gorgeous crown moulding.

To the rear, your bright and spacious kitchen and dining area offers views of the garden and features ample ivory cabinetry, granite style worktops, and modern stainless steel appliances. The floor and splashbacks echo the retro design, adding a cohesive feel to the entire space. Back in the hallway, which features playful white and blue pinstripe wallpaper, you'll find a convenient spare WC that completes the ground floor.

Head up the stairs, where you'll find four bedrooms of varying sizes. Your largest sleeper of the four, right across from the staircase, spans 220 square feet, features plentiful wardrobe space and faces your substantial frontage, with two large windows framing street views. Adjacent is another double showcasing original wood floorboards and intricate wallpaper. At the rear, two additional sleepers each offer views of the garden.

Outside now to explore your lovely, leafy conservation area, just moments from Wanstead Flats. Spend your weekends exploring the Flats and Park, where you can admire the seasonal bluebells at Chalet Wood. Central Forest Gate, just under a fifteen minute stroll away, is a lovely spot for restaurants and pubs, such as Dnister and Forest Tavern. Slightly further, and the Forest Gate Arches is home to Wild Goose Bakery, and Joyau Wine Bar. You also have The Wanstead Kitchen for a delightful curry. As mentioned, you're near the Elizabeth Line at Forest Gate Station, with frequent, thirteen minute runs to Liverpool Street.

**WHAT ELSE?**

- Your spacious, south facing garden, enclosed by a classic brick wall, provides ample room for outdoor entertaining. You also have a garden shed, offering versatility for use as a studio or for your storage needs.
- Parents will be pleased to know that there within a one mile radius, there are eight primary schools rated 'Outstanding', by Ofsted.
- Keep fit at The Reformatory, a vibrant Pilates studio along the Forest Gate arches, less than a ten minute walk away.



**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 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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**Reception Room**

11'11" x 27'8"

**Cellar**

**Kitchen/Diner**

10'11" x 17'9"

**WC**

**Reception**

11'11" x 13'11"

**Bedroom**

10'11" x 11'11"

**Bedroom**

17'0" x 12'11"

**Bedroom**

11'2" x 12'11"

**Bedroom**

6'7" x 11'11"

**Bathroom**

4'9" x 8'4"

**Garden Storage**

7'9" x 13'5"

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