



First Floor

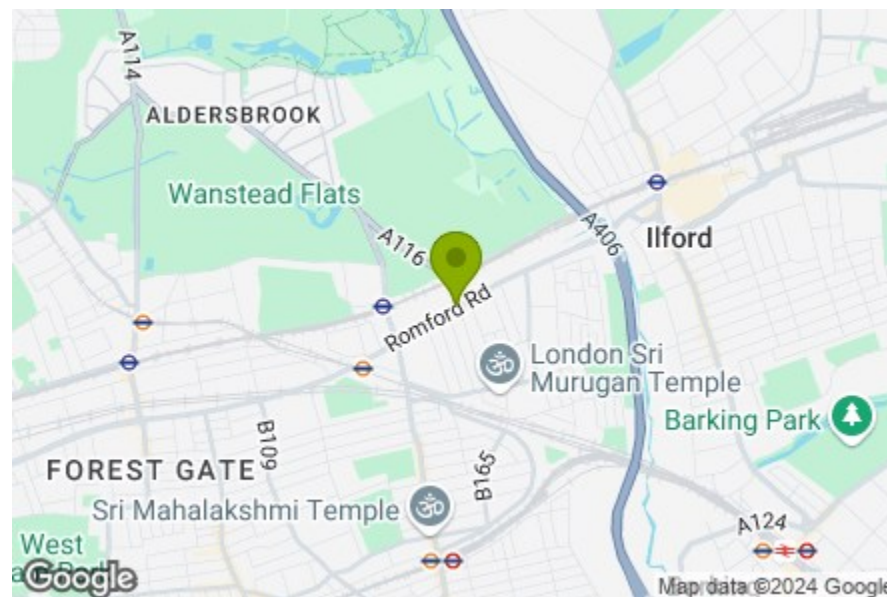
Total Area: 32.7 m² ... 352 ft²

All measurements are approximate and for display purposes only

Kitchen / Reception Room
14'11" x 11'9"

Bathroom
5'5" x 6'0"

Bedroom
11'0" x 11'8"



| 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 | | 68 | 72 |
| | | EU Directive 2002/91/EC | |



ROMFORD ROAD, MANOR PARK

Offers In Excess Of £245,000 Leasehold
1 Bed Apartment - Above Shop



Features:

- One Bedroom Flat
- First Floor
- Open Plan Kitchen And Reception
- Modern Bathroom
- Short Walk To Manor Park Station
- Close To Wanstead Flats

A characterful and smartly appointed one bedroom, first floor apartment, sat on one of London's most ancient thoroughfares, moments from Manor Park station and the greenery of Wanstead Flats. Design and decor is bright and flawless throughout.

Stepping onto Romford Road, all your day to day amenities are right at your fingertips.

REQUEST A VIEWING
0203 397 2222

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

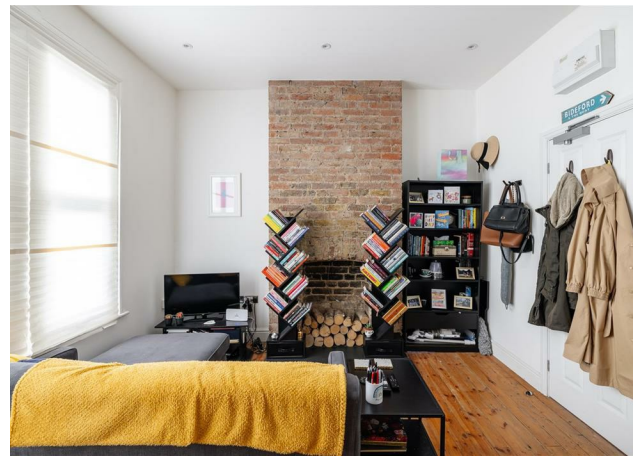
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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IF YOU LIVED HERE...

First stop is your 180 square foot, open plan kitchen and lounge, floored in original vintage hardwood and with a striking exposed brick chimney breast and open hearth. Overhead, recessed spotlights sit in high ceilings while, while triple windows let in plenty of natural light. Your kitchen area's segmented by a modest breakfast bar, below pendulum lighting.

In here, pale grey timber effect worktops sit above glossy matching cabinets, home to integrated appliances. Next door your bedroom's a charming, 125 square foot double, with more vintage hardwood underfoot and another large window. There's also a wealth of integrated storage. Finally your fully tiled bathroom features a shower over the tub and elegant downlighting.

Outside and, as noted, you're less than a half mile from Manor Park station for the speedy and shiny Elizabeth line and direct sixteen minute runs to Liverpool Street. That's a door to door City commute of under half an hour. Heading to the West End?

Tottenham Court Road is just six minutes further, so all your travel needs are well served whether it's work or play.

WHAT ELSE?

- The great green expanse of Wanstead Flats, once the favoured playground of Tudor Kings and Queens and still some of the wildest open nature for miles around is just five minutes on foot from your new front door.
- Woodgrange Park overground is just eight minutes away for the Gospel Oak to Barking Riverside line.
- For your new local be sure to check out the Golden Fleece on the borders of Wanstead Flats, lovely food and drink with a great green backdrop.



A WORD FROM THE OWNER...

"I really enjoyed living at the property from 2017-2020 before moving in with my partner and starting a family. The flat has been renovated preserving period features such as the fireplace and wood floors, whilst adding modern touches in both the kitchen and bathroom. It is ideally situated, very close to Manor Park Elizabeth line station, Woodgrange Park Overground station, the green expanses of Wanstead flats and the shops on Romford Road. A short walk away, you have the Golden Fleece and Forest Tavern pubs, both great for a drink and some food, with substantial beer gardens for the summer. Wanstead is within easy reach with its beautiful park and bustling high street, with plenty of cafes, restaurants, shops and the leisure centre for anyone into fitness or sport. It also has a monthly market, great for food and arts and crafts. You have Tesco just down the road and a short journey away on the Elizabeth Line is Westfield shopping centre, for any of your shopping needs."

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