

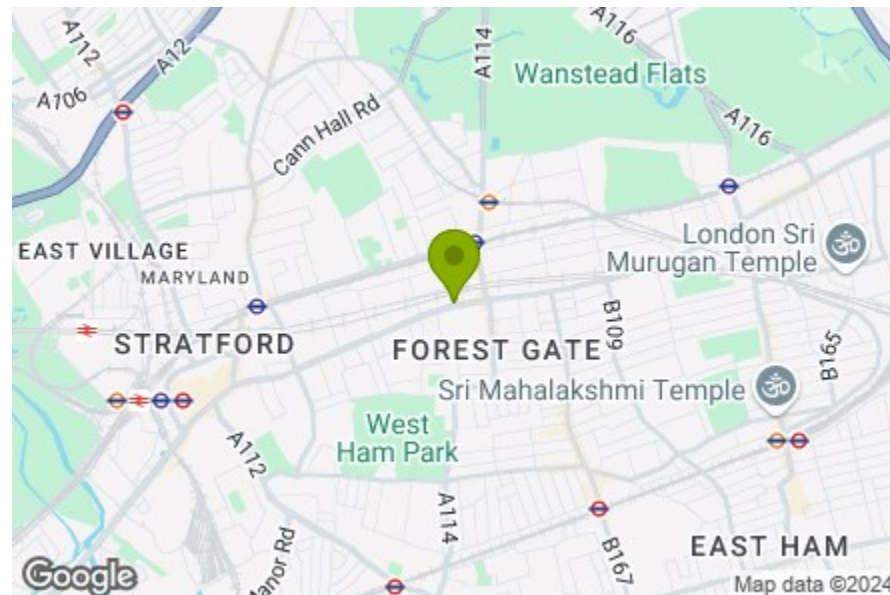
Reception Room
11'5" x 13'2"

Shower Room
3'11" x 6'8"

Kitchen
4'10" x 13'9"

Bedroom
9'2" x 13'1"

Bedroom
6'3" x 9'9"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	75 79
(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	



ROMFORD ROAD, FOREST GATE

Offers In Excess Of £300,000 Share of Freehold
2 Bed Apartment - Conversion



Features:

- Edwardian Conversion
- Share of Freehold
- Two Bedrooms
- Shared Garden
- Close to Forest Gate Station
- Newly Renovated
- Chain Free
- Close to West Ham Park

A pristine two-bedroom haven nestled in the heart of burgeoning Forest Gate. Set within a characterful Edwardian home, six minutes from your doorstep will seat you on the Elizabeth line, offering swift access to central London making this a prime purchase for commuters.

REQUEST A VIEWING
0203 397 2222

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0203 397 2222

E4 & N17
hello4@stowbrothers.com
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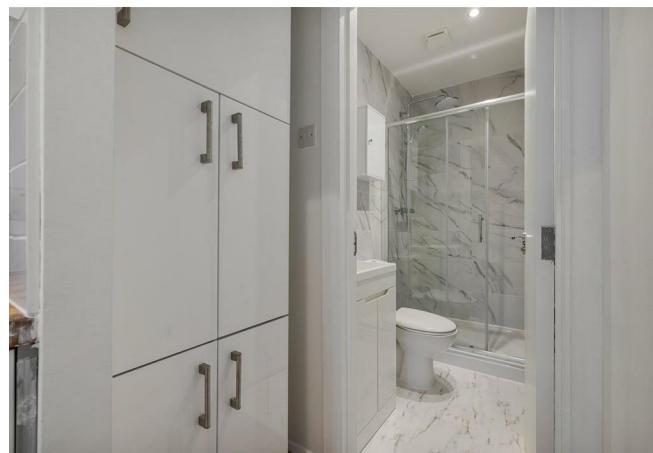
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IF YOU LIVED HERE...

This immaculately renovated, two-bedroom apartment is tucked within a charming Edwardian conversion, offering a perfect fusion of period charm and contemporary living. Boasting a share of the freehold, the property is bright and airy with clean, neutral décor as well as newly installed wood flooring throughout creating a serene retreat. Beyond its prestigious frontage, the modern kitchen and sleek bathroom have been thoughtfully designed with stylish finishes, making this home both functional and aesthetically pleasing. The spacious living area benefits from ample natural light, creating a warm and welcoming ambience, ideal for both relaxing and entertaining.

Conveniently situated a mere six-minute walk from Forest Gate station, this home is perfectly positioned for easy access to the Elizabeth Line, providing rapid links to central London. The property also offers ideal access to the idyllic West Ham Park, providing a peaceful escape from the city's hustle. The two well-proportioned bedrooms are ideal for professionals or small families, offering versatile spaces with plenty of potential for customisation.

This property offers the convenience of a chain-free sale and benefits from a shared garden, perfect for enjoying outdoor gatherings or a tranquil retreat. Set within a highly sought-after location, this apartment combines period elegance with modern convenience, making it an ideal home for those seeking both style and connectivity in the heart of Forest Gate.

WHAT ELSE?

- Head over to Wanstead Flats, a ten-minute cycle or thirty-minute stroll will take you to E11's expansive green spaces, infamous as Henry VII's favoured hunting ground.
- Fancy something to eat? You'll have Forest Gate arches right at hand, a thriving social hub with a plethora of impressive eateries located in the old railway arches. Winchelsea Road is also home to renowned, Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Arch Rivals to name a few. You'll have a multiplicity of local treats to enjoy.
- Annually you'll be able to partake in the cultural delight that is Forest Gate Street Festival, a free celebration of E7's diverse community culture and an opportunity to engage in the borough's vibrancy and local talent.



A WORD FROM THE OWNER...

"Forest Gate's blend of affordability, connectivity, community spirit and proximity to green spaces makes it a fantastic place to live in London. Well-connected by public transport, particularly with introduction of the Elizabeth line, which made commuting to central London and beyond, much faster and more convenient. Liverpool street is just a 12-minutes journey. Lots of options for outdoor activities, areas such as Wanstead Flats and Olympic Park."

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