

Reception/ Kitchen
23'3" x 19'3"

Terrace

Bedroom
14'11" x 10'5"

Bathroom

SECOND FLOOR

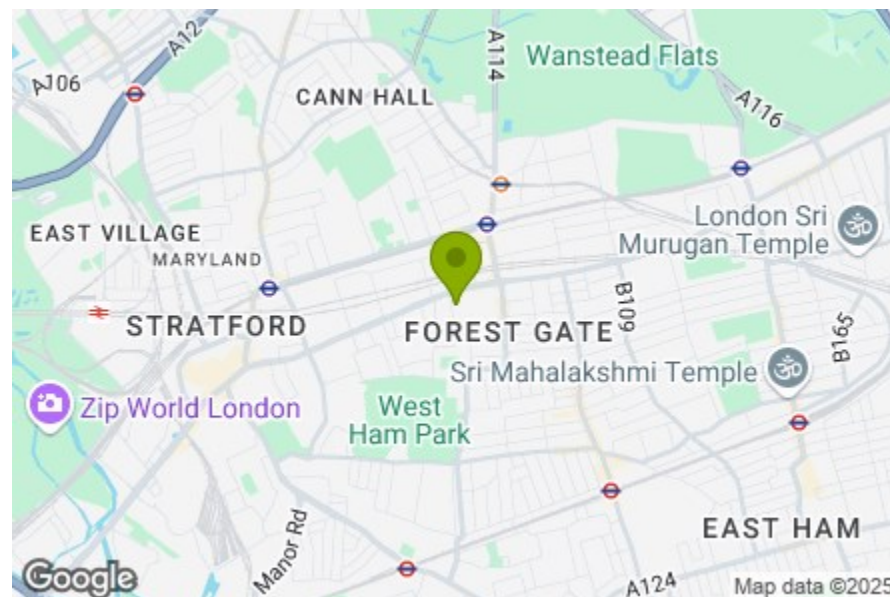
Approx. Gross Internal Area 591 Sq Ft - 54.90 Sq M (Excluding Terrace)
Approx. Gross Internal Area 763 Sq Ft - 70.89 Sq M (Including Terrace)

Would 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 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	



DISRAELI ROAD, FOREST GATE Offers In Excess Of £365,000 Share of Freehold 1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Second Floor
- Private Wrap Around Terrace
- Small Well Maintained Block
- Very Well Presented
- Share Of Freehold
- Close To Forest Gate Station
- Short Walk To West Ham Park

Occupying a bright and sunny position on the second floor of a well maintained development, this one-bedroom apartment benefits from a private wrap-around terrace and spacious open plan living space, not to mention the immaculate decor found throughout. As for the location, Disraeli Road is a residential street just a few minutes from the excellent amenities of Forest Gate and the historical greenery of Wanstead Flats. Central London is easily accessible thanks to the Elizabeth line, which you can reach ten mins from the front door.

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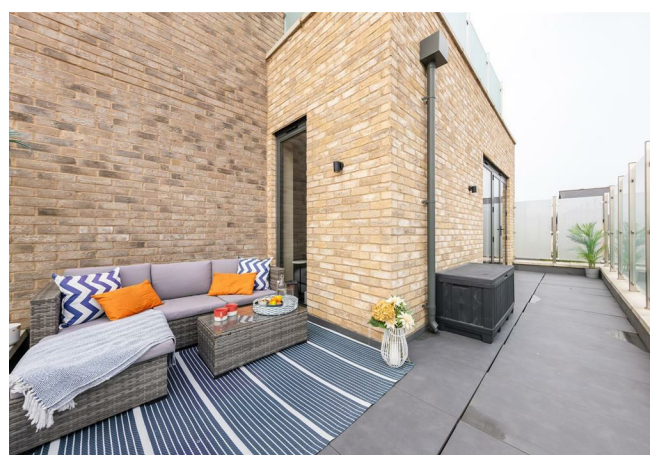
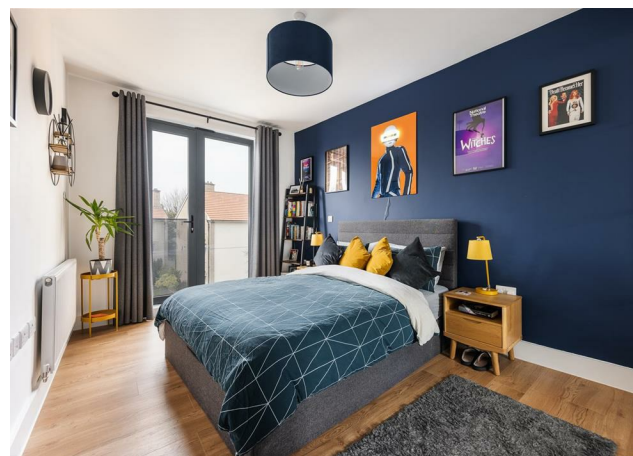
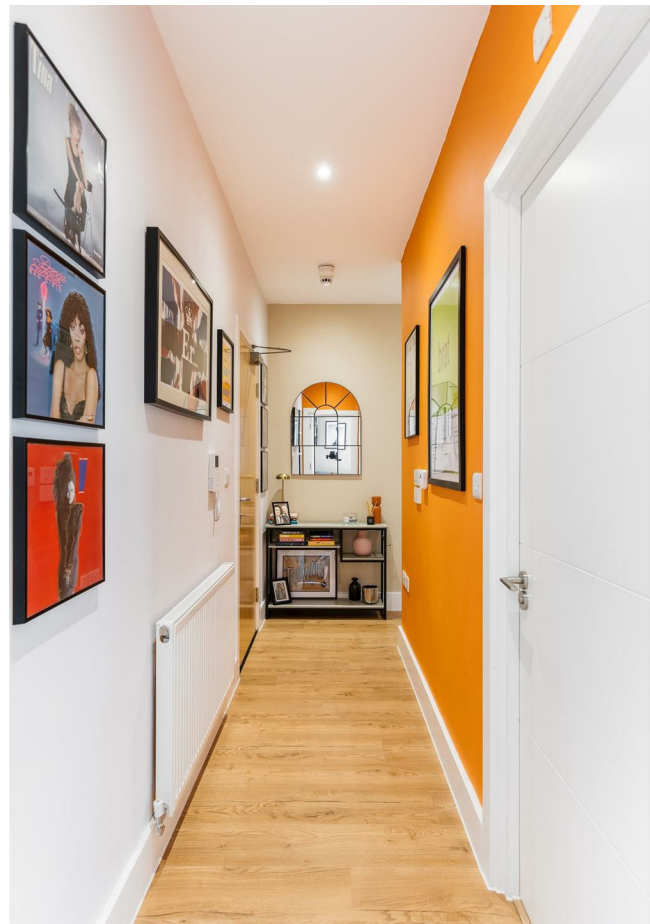
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IF YOU LIVED HERE...

Thanks to your second floor positioning, you'll love the tranquility that comes from the skyline views. As well as bringing some extra energy efficiency, the apartment's height also ensures plenty of natural light, something you'll really appreciate in your thoughtfully designed kitchen/lounge/diner, where glazing flanks three sides. Coming in at an impressive 451 square foot, there's plenty of room to spread out, and the smart layout ensures that the kitchen and living area have distinct areas without impacting the flow of light and open plan ambience. In the kitchen you'll find smart units, high spec appliances and glossy tiling, while engineered flooring sweeps across the entire space.

The private terrace will be a fantastic extension of your living space - and the perfect spot to chill with a drink. The bedroom is conveniently tucked at the other end of the apartment, where you'll love the contrast of the deep blue feature wall. The bathroom is sleek and modern with an over-tub shower, while the hallway benefits from built-in storage and a cheery pop of bright orange to keep you smiling day after day.

While it might be tempting to spend all your free time at home, you'll be delighted to find some fantastic amenities nearby. You can take pride in knowing that you're nestled between some thriving neighbourhoods, and there's plenty of green space too; West Ham Park and Wanstead Flats are both strolling distance.

Hungry? Head to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches - about 20 mins on foot. Look out for Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery. There's plenty more to explore though, so you've got a busy time ahead.

WHAT ELSE?

- Forest Gate station is around ten minutes on foot, where you can use the Elizabeth line to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus Forest Gate is only a short four minute hop on the Elizabeth line from Stratford for Westfield.
- Not only have you got a few little hidden gems on your doorstep, there's also iconic landmarks within easy reach, like the Olympic Park, East Bank and the Royal Docks City Hall.



A WORD FROM THE OWNER...

"We've absolutely loved living here; the fact that the flat is a stone's throw away from Wanstead Flats, West Ham Park and Westfield is a big win and has provided us with green space, shops, cinema and restaurants aplenty. The Holly Tree Pub and The Forest Tavern are our favourite local haunts, and Ancient Lights Bakery and Giovanna's do the best coffee and pastries after your morning run around the park. We get on with all of our neighbours who are all young professionals and the nearby Elizabeth Line makes life so much easier to get in and across London in no time at all."

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