



Reception Room  
25'0" x 10'7"

Kitchen / Diner  
13'10" x 9'1"

Bathroom  
8'8" x 5'3"

Bedroom  
14'0" x 13'9"

Bedroom  
10'11" x 8'9"

Bedroom  
9'1" x 8'3"

Garden  
39'4"



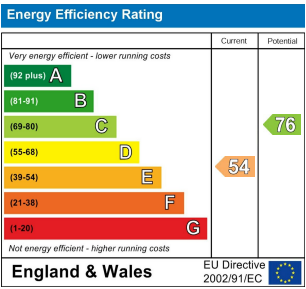
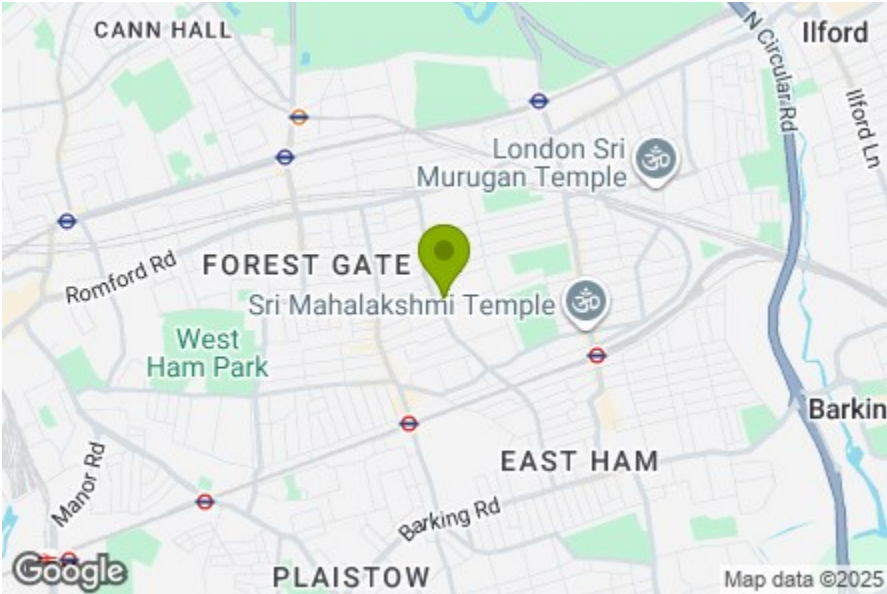
BRISTOL ROAD, FOREST GATE  
Offers In Excess Of £475,000 Freehold  
3 Bed House - Mid Terrace



Features:

- Three Bedroom Freehold House
- Double Bay
- Large Kitchen Diner
- Unconverted Loft
- Private Rear Garden
- Good Transport Links
- Great Renovation Project
- Chain Free

Located on a residential street in Forest Gate, this three-bedroom freehold home presents an exciting opportunity for those looking to create something truly their own. With a double bay frontage, a spacious kitchen diner ideal for family living or entertaining, and a generous private garden, the property offers strong foundations for renovation. Upstairs, an unconverted loft provides clear potential for expansion (STPP). Offered chain-free and within easy reach of transport links, this is a compelling project in one of East London's fastest-evolving neighbourhoods.



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#### IF YOU LIVED HERE...

Step inside and you're welcomed by a hallway that still holds its original charm, complete with a turned balustrade, solid timber staircase, and stripped wood flooring that continues through much of the home. Natural light filters in, setting the tone for a property full of potential and ready for reinvention.

At the front, the double bay reception room is bright and generously proportioned—ideal for reimagining as a stylish, open-plan living and dining space. To the rear, the kitchen/diner offers a solid footprint with direct access to the south-facing garden. A skylight already brings in natural light, and there's scope to extend (STPP), making it a strong candidate for a contemporary redesign.

Beyond the kitchen lies a separate WC and a straightforward bathroom—both ready for transformation. The garden stretches around 12 metres and faces south, offering a sunny, open space ideal for outdoor dining, gardening, or future landscaping.

Upstairs, the layout includes three bedrooms, with the main bedroom spanning the width of the house and featuring a characterful bay window. The second and third bedrooms are well sized, offering versatility for guest use, home working, or growing families. A built-in cupboard on the landing provides useful storage, and a hatch gives access to the unconverted loft—an obvious opportunity for future development

#### (STPP).

With solid structure, generous proportions, and no onward chain, this is a fantastic renovation project in a well-connected and fast-evolving part of East London.

Forest Gate blends East London's heritage with a thriving independent spirit, and that character is especially alive beneath its railway arches. Once purely functional, these spaces now house a growing collection of creative and community-focused businesses. Among them is Ramble Café E7, a Scandinavian-inspired spot known for its excellent flat whites, cinnamon buns, and dishes like butter beans on sourdough. With its calm, welcoming atmosphere, it's a favourite for breakfast, brunch, or a slow coffee break.

Plashet Park is just minutes away, with open space, a playground, and tennis courts for a quick dose of greenery. Slightly further, West Ham Park expands the offering with wide lawns and formal gardens—ideal for stretching out or slowing down.

#### WHAT ELSE?

Just 15 minutes on foot, Upton Park Station offers quick links via the District and Hammersmith & City lines. Ideal for commuting or weekend trips, it connects easily to the City, West End, and beyond—while nearby Green Street adds local colour with its vibrant mix of shops and food spots.



#### 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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