

## SEBERT ROAD, FOREST GATE

### Offers In Excess Of £650,000 Leasehold 3 Bed Flat



#### Features:

- Three Bedroom Flat
- Spread Across The Ground And Lower Ground Floor Of A Victorian Conversion
- Bay Fronted Reception
- Stylishly Renovated To A High Standard
- Private Entrance
- Three Double Bedrooms
- Private South Facing Garden
- Spacious Bathroom With Seperate Bath And Shower
- Short Walk To Forest Gate Station

Stylish, spacious, and ready to impress, this beautifully presented three-bedroom apartment really has the 'wow' factor. With 914 sq ft of well-designed living space set in a Victorian conversion recently renovated to a high standard across two floors, it even has its own entrance and a private suntrap of a south-facing garden. Add to that, it's just a short walk to Forest Gate Station on the Elizabeth Line and close to the beautiful, expansive green spaces of Wanstead Park and Wanstead Flats, providing a great blend of peaceful surroundings and great connections - what's not to love?

**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

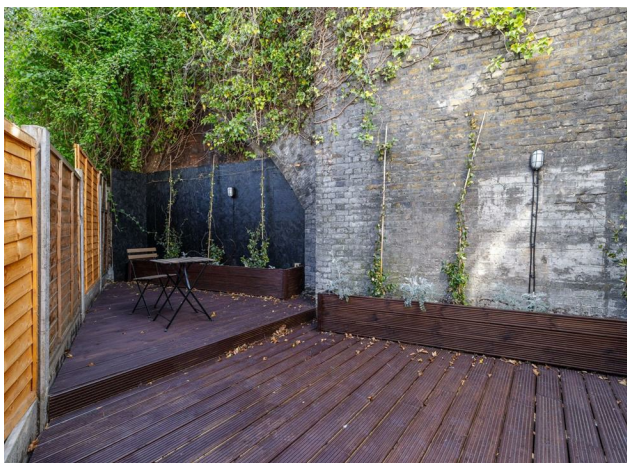
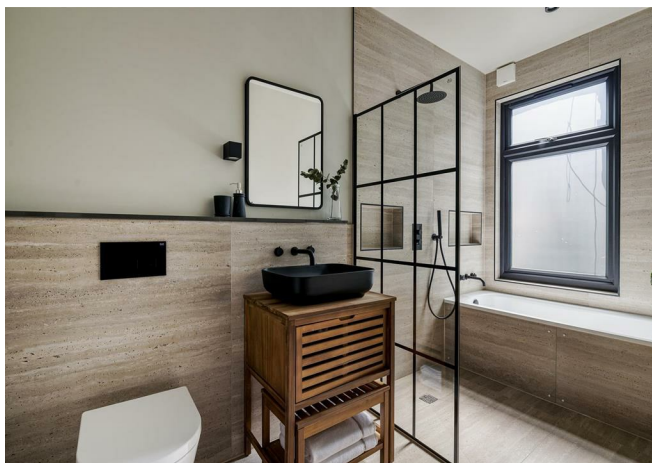
**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

**Property Maintenance**  
propertymanagement@stowbrothers.com  
0203 325 7228

**STOWBROTHERS.COM**  
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#### IF YOU LIVED HERE...

Step inside and you'll be pleasantly surprised by what lies beyond the understated forest green front door. Every inch of this home has been thoughtfully renovated to a high standard, with a focus on maximising space and natural light.

The open-plan kitchen/diner/reception room is a versatile and sociable space. A sleek L-shaped kitchen features crisp white cabinetry, charcoal worktops, and integrated appliances, all grounded by pale oak-style flooring. A large picture window and glazed door lead to the outdoor area, while two built-in storage cupboards keep everyday essentials neatly tucked away. Overhead, black track spotlights add atmosphere, and a separate utility area with a second sink offers additional storage and practicality.

The bathroom is finished to a high-spec, spa-like standard. Textured limestone tiles line the walls, complemented by a contemporary wooden vanity with a black designer basin. The walk-in shower is enclosed by a striking Crittall-style screen, with matte black fittings and a rainfall showerhead. A generously sized window keeps the space bright and fresh, and there's also a full-size bath for those slower moments.

On the ground floor, you'll find the first double bedroom, complete with a bay window that welcomes the morning light. The same pale oak flooring continues here, creating a cohesive flow throughout. Deep forest green walls offer a bold, elegant nod to the home's Victorian heritage.

Downstairs, two further double bedrooms await—both generously proportioned. One

boasts a charming bay window, while the other features built-in storage and a clever light well, ensuring every room feels just as welcoming as the last.

Outside, your private garden is designed for ease and enjoyment. Smart wooden decking provides a low-maintenance spot for outdoor dining or quiet evenings in the sun. South-facing, it captures the best of the day's light. With climbing plants already established along the end wall, your view will only improve over time.

#### WHAT ELSE?

- Forest Gate Station is only a short walk connecting to the Elizabeth Line, linking you with ease to central London, Canary Wharf, and Heathrow.
- Visit the farmer's market every Saturday for street food and artisanal products.
- Local favourites include Corner Kitchen for brunch and coffee, Pie Republic for hearty comfort food, and The Wanstead Tap for craft beers and community vibes.
- You're spoilt for green spaces with the vast expanse of Wanstead Flats on your doorstep, perfect for setting fitness goals or relaxing with a picnic. If you're lucky, you may even catch sight of some of the local wildlife like Little owls and skylarks



#### 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 meet friends for a drink at Joyau. 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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**Kitchen / Dining / Reception Room**

13'11" x 23'0"

**Bathroom**

5'5" x 11'5"

**Utility**

5'4" x 11'2"

**Bedroom**

11'2" x 13'6"

**Bedroom**

10'10" x 13'2"

**Bedroom**

10'11" x 10'8"

**Lightwell**

**Garden**

26'10"



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