



Reception  
10'8" x 13'9"

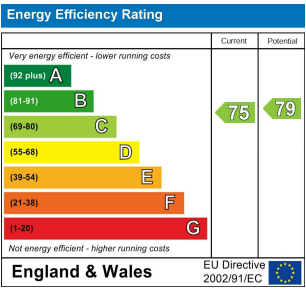
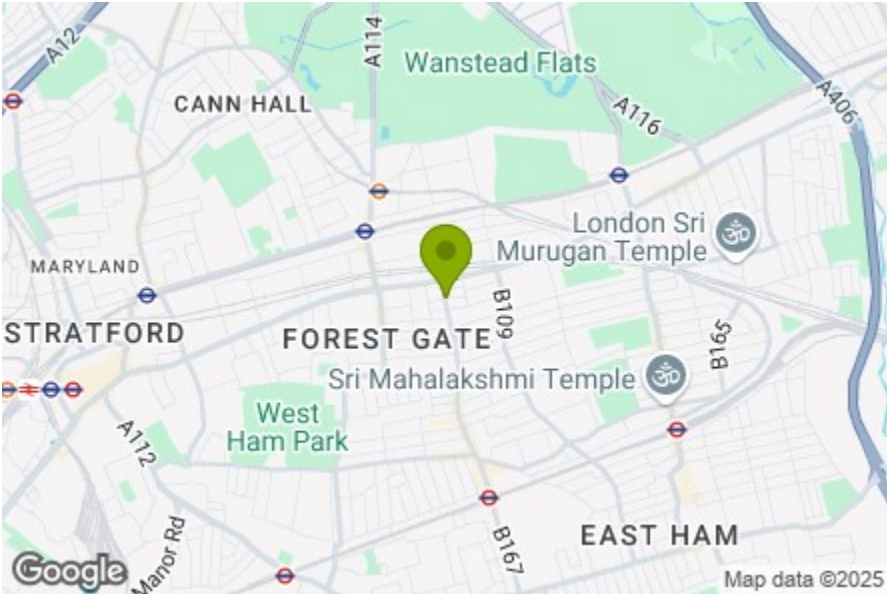
Kitchen  
5'0" x 11'4"

Bathroom  
4'5" x 7'6"

Bedroom  
9'4" x 11'6"

Bedroom  
15'2" x 11'1"

Total Area: 57.8 m<sup>2</sup> ... 622 ft<sup>2</sup>  
Whilst 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 purposes 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.



## GREEN STREET, FOREST GATE

Guide Price £270,000 Leasehold  
2 Bed Flat

### Features:

- Two Bedroom First Floor Apartment
- Private Garden
- Own Front Door
- Close to Forest Gate Station
- Potential to Extend STP
- Chain Free

This smartly laid-out two-bedroom home is ready for someone to make it their own. With 622 sq ft of space to play with, it's well-proportioned as it stands—and there's scope to extend (STPP) if you're thinking long term or just want a little more room to grow.

You'll have your own private entrance (no sharing here) and a private garden out back—ideal for lazy weekends, a few planters, or even a summer BBQ setup. Location-wise, Forest Gate Station and the speedy Elizabeth Line are just around the corner, getting you into central London in no time.

Bonus: it's offered chain-free, so if you're ready to move, nothing is holding you back.



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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  
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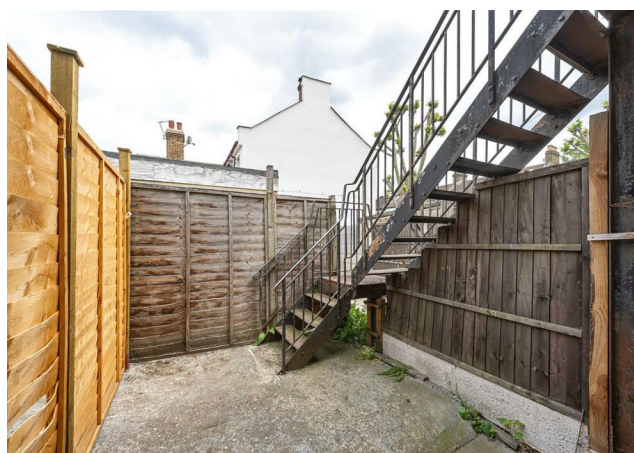
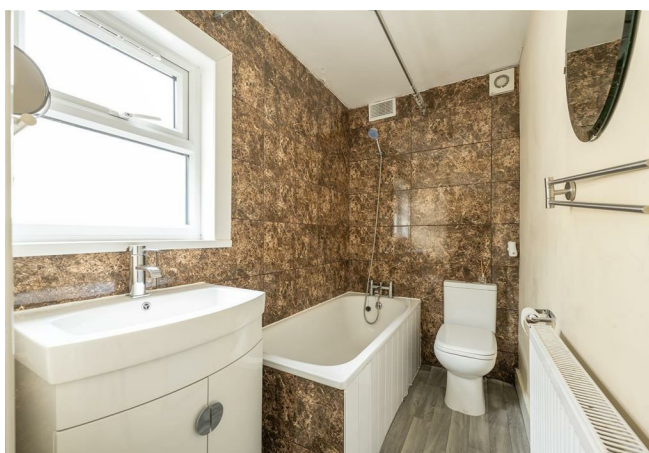
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#### IF YOU LIVED HERE...

Whether you're stepping onto the property ladder or looking for a smart investment, this roomy two-bed flat on Green Street is full of potential. With 57.8 square metres to work with, it's a solid space that's ready for a creative refresh.

Inside, the layout is well-balanced, with natural light helping to keep things feeling open and bright. It's the kind of place you can really put your stamp on—whether you're dreaming of sleek modern finishes or something more eclectic. For investors, it's a no-fuss project with plenty of scope to add value and attract tenants in a popular area.

The flat offers a surprisingly generous layout, starting with a bright, full-width double bedroom at the front—plenty of room to spread out and relax. Right next door, there's a second double bedroom with a built-in cupboard, perfect for tucking things away without taking up floor space.

At the back, you'll find a cosy reception/dining area, a galley-style kitchen, and a separate bathroom. The kitchen leads out to a private rear garden via a solid metal staircase and balcony—ideal for a morning coffee or sneaky shortcut to the outdoors.

The garden itself is a blank but inviting space, with natural wood fencing for privacy

and a low-maintenance concrete floor—great for planters, container gardening, or just rearranging things whenever the mood strikes.

Right outside your door, Green Street has everything you need—shops, supermarkets, cafes, and brilliant food options, all just a short wander away. It's a lively, well-connected neighbourhood with real character.

Commuting is straightforward too: Upton Park Station (District and Hammersmith & City lines) and Forest Gate (Elizabeth Line) are both nearby, getting you into Central London quickly. And if you fancy some retail therapy or green space, Stratford's Westfield and the Olympic Park are just a few stops away.

#### WHAT ELSE?

- Green Street has become the UK's standout destination for South Asian shopping, beauty parlours and authentic restaurants due to its large local South Asian population. The area is home to emerging and established designers who showcase their wares in more than 400 independent shops, making it a refreshing change from your average chain-filled London high street.

- Try Veggie South Indian fare at Vijay's Chawalla. The family-run business has been drawing crowds ever since it opened in 1995 or luxurious wagyu beef burgers at Brioche Burger



#### 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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