

Second Floor
Third Floor
Total Area: 88.2 m² ... 950 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Reception Room
18'2" x 12'11"

Kitchen
12'0" x 12'1"

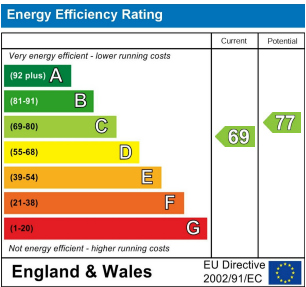
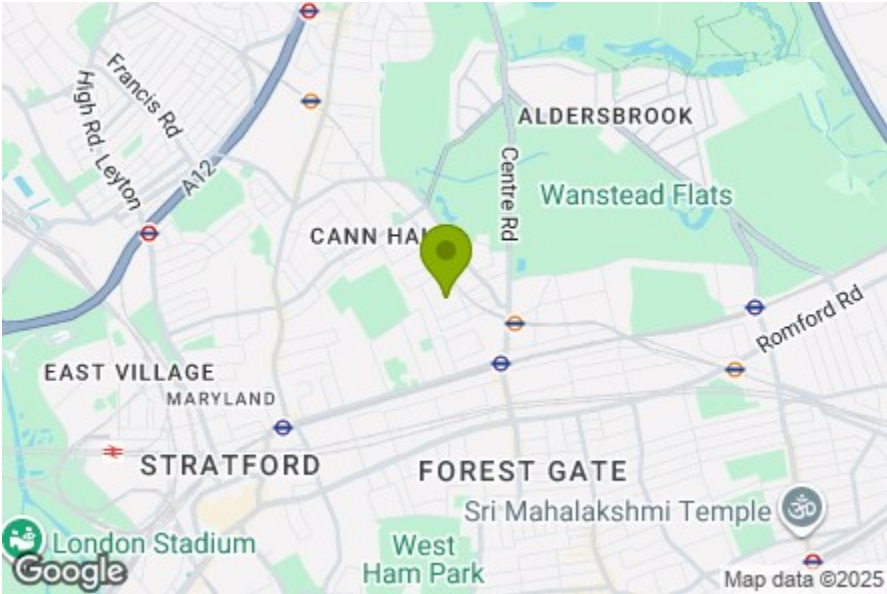
Bathroom
5'10" x 5'8"

Bedroom
9'3" x 12'5"

Bedroom
9'3" x 12'11"

Bedroom
6'7" x 9'11"

Balcony
7'8" x 4'4"



ERIC CLOSE, FOREST GATE

Offers In Excess Of £400,000 Leasehold
3 Bed Flat



Features:

- Three Bedroom Flat
- Split Level
- Private South Facing Balcony
- Well Presented
- Second And Third Floor
- Bright, Spacious Reception With Dining Area
- Short Walk To Forest Gate Station
- Close To Wanstead Flats

Set over two bright and airy levels, this well-presented three-bedroom flat offers generous proportions and a thoughtful layout. A south-facing private balcony provides welcome outdoor space, while the upper-floor position ensures an abundance of natural light throughout. The spacious reception room comfortably accommodates both lounging and dining zones, and the overall feel is one of openness and ease. Located close to the green expanses of Wanstead Flats and within a short stroll of Forest Gate station, this home combines comfort with excellent local convenience.

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IF YOU LIVED HERE...

Set across two well-laid-out floors, this light-filled and generously sized home opens with a welcoming hallway where soft green walls and warm wood-effect flooring offer an inviting first impression. There's room here for both decorative accents and practical storage, while a side window brings in additional daylight. From here, a carpeted staircase rises to the upper level, and the reception room is visible just beyond.

At the front of the property, the kitchen features classic white cabinetry along two sides, wood worktops, and neutral tiling. A wide window above the counter draws in sunlight, and there's generous capacity for cooking, dining, or adding a breakfast table.

To the rear, the reception room is airy and expansive, with a large window and a glazed door opening out onto the private balcony. It's easy to define distinct dining and relaxing areas here, all within a calm, neutral setting. The south-facing balcony is an ideal outdoor escape, with enough room for a small table and chairs, perfect for coffee or taking in the open outlook.

Upstairs, the main bedroom is a peaceful retreat with peach-toned walls, twin built-in wardrobes, and views of surrounding greenery. The second double continues the

soothing palette with soft green tones and its own built-in storage, while the third room makes a great nursery, study, or guest bedroom. A bright bathroom with crisp white tiling and a separate WC complete the upper floor.

This part of East London blends green space with a thriving local scene. Just around the corner, Wanstead Flats offers a wide expanse of open parkland, perfect for weekend walks, morning runs or simply escaping into nature. Head five minutes on foot to the Railway Arches and you'll find an exciting mix of independent businesses including Joyau, a neighbourhood favourite known for its relaxed atmosphere and seasonal plates. A little further afield, Ramble Café serves up artisan coffee and brunch classics, while The Holly Tree is a welcoming pub with a family-friendly vibe and a spacious beer garden. The area is also well regarded for its education options, with Earlam Primary and Forest Gate Secondary both within easy reach and highly rated by parents.

WHAT ELSE?

Getting around is easy, with Wanstead Park Overground station under ten minutes away, linking you directly to key east London destinations. Forest Gate station is also nearby, offering fast access to the Elizabeth Line for seamless connections into the City, West End, and beyond. With both stations within walking distance and well-served by bus routes, this location is ideal for commuters and those looking to stay well-connected while enjoying the community feel of the neighbourhood.



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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