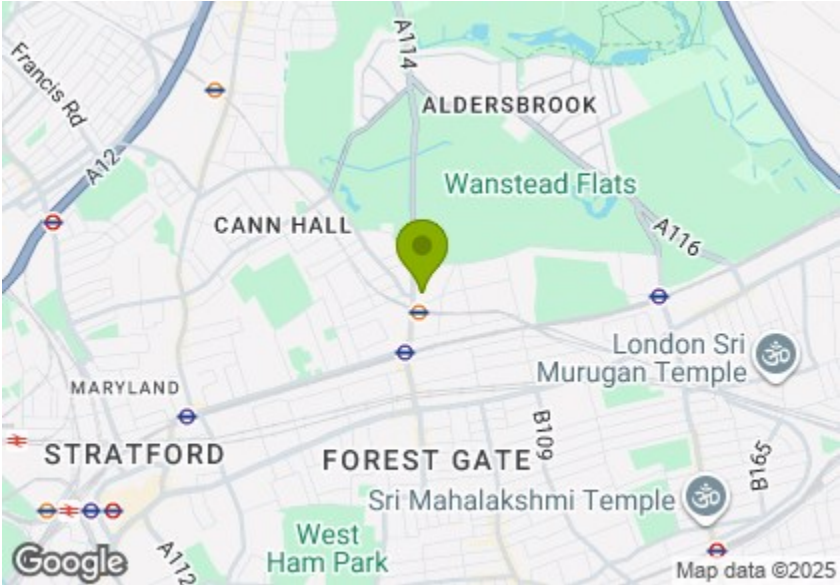


HORACE ROAD, FOREST GATE
Offers In Excess Of £800,000 Freehold
4 Bed House



Features:

- Detached House
- 50% Stamp Duty Contribution (not including second homes)
- Freehold
- Close to Wanstead Flats
- Four Bedrooms
- Balcony plus Patio
- Forest Gate Village
- Close to Forest Gate Station
- Ensuite to Master Bedroom
- New Build

A rare find in the heart of Forest Gate Village, this newly built detached home combines modern design with a sought-after freehold title. Set over 3 levels, it features 4 well-proportioned bedrooms, including a master bedroom with its own ensuite. Outdoor space is well considered, with a private patio on the ground floor and a balcony above. Moments from Wanstead Flats and within easy reach of Forest Gate Station, the location offers a balance of green space and connectivity. Thoughtfully designed throughout, this is a contemporary home with spacious interiors and excellent access to one of East London's most vibrant neighbourhoods.

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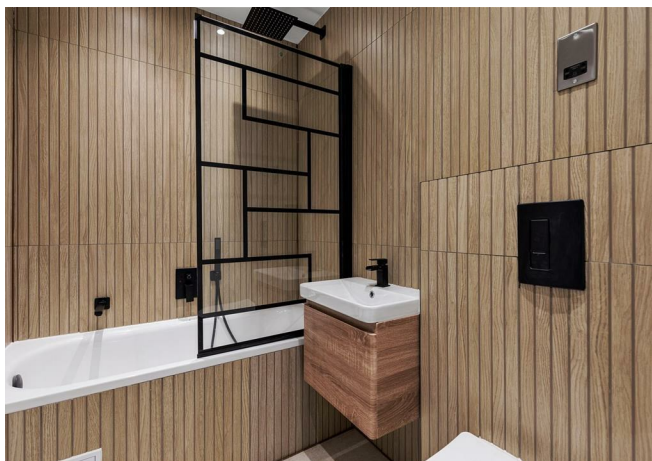
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IF YOU LIVED HERE...

Set across 3 beautifully considered floors, this well-sized home offers a seamless blend of modern design and thoughtful layout. From the hallway, stairs rise to the upper levels while the expansive kitchen and reception space spans the full depth of the ground floor. Here, warm timber finishes contrast with pale wood flooring, and a generous island anchors the space. Daylight fills the room through a side window and large glass doors, which lead out to a private patio – ideal for alfresco moments or low-maintenance planting. A separate WC sits just off the main living area, neatly finished with wood panelling and crisp white walls.

Upstairs, the first floor hosts a calm and carpeted master bedroom, complete with a deep-set window and direct access to a stylish ensuite clad in timber-effect panelling with matte black accents. A second double bedroom sits nearby, along with a separate bathroom containing a bath. The landing here also houses a useful built-in storage cupboard.

On the top floor, a bright additional reception room opens onto a full-width balcony via a set of double doors. This elevated outdoor space offers an inviting backdrop for morning coffee or evening relaxation. Adjacent lies a third double bedroom, bathed in natural light from a row of high-set windows and a wide additional pane that looks out to leafy treetops. Throughout, the interiors strike

a confident balance of comfort and clarity, offering both practicality and a stylish canvas to make your own.

The surrounding area is rich in character and community spirit, with Forest Gate Village at its heart. Independent shops, cafés, and creative businesses lend the neighbourhood a distinctively local feel. Ramble Café is a favourite for its laid-back charm and excellent coffee, while the nearby Railway Arches house hidden gems like Joyau, offering everything from artisan goods to inventive dining. For an evening out, both The Holly Tree and Forest Tavern serve up atmosphere alongside great food and drink. Green space is abundant—the wide, open stretches of Wanstead Flats, part of the vast Epping Forest, lead to Jubilee Ponds and the beautifully landscaped grounds of Wanstead Park. Families benefit from well-regarded schools nearby, with Godwin and Woodgrange Primary both around 5 minutes away.

WHAT ELSE?

Transport links are excellent, with Wanstead Park Station just a couple of minutes away, offering swift connections via the Overground. Forest Gate Station is also within easy reach, around 5 minutes on foot, providing fast access to Liverpool Street and beyond on the Elizabeth Line. Whether commuting or exploring the city, getting around from here is quick and convenient.



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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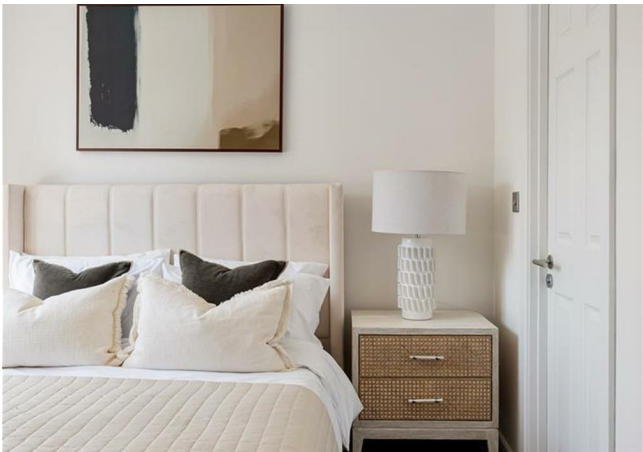
Reception Room
20'0" x 10'0"

Bedroom
15'5" x 8'1"

Balcony
20'2" x 3'11"

Bathroom
6'5" x 4'10"

Bedroom
15'5" x 8'2"



Bedroom
20'0" x 8'6"

Ensuite
4'10" x 4'7"

Kitchen / Reception Room
22'3" x 14'10"

WC

Patio
21'9" x 5'0"



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