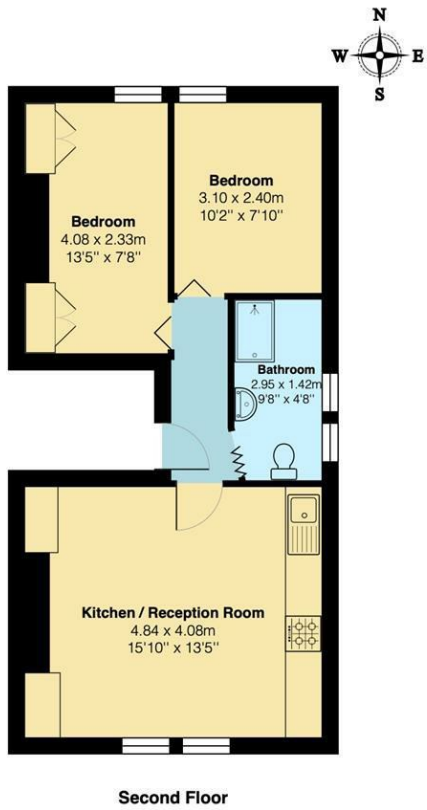




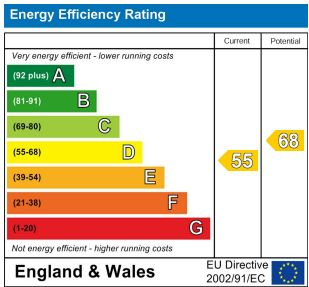
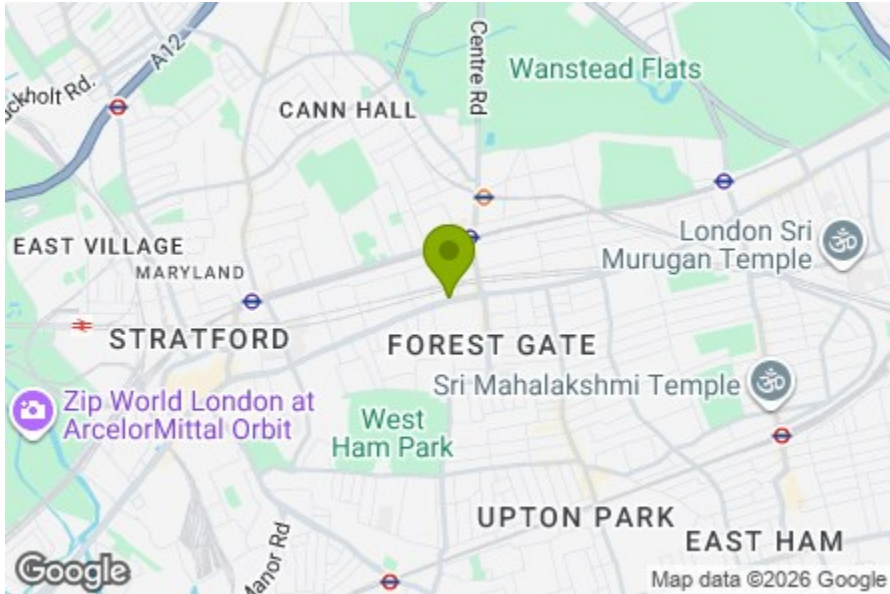
Kitchen/Reception Room
15'10" x 13'4"

Bathroom
9'8" x 4'7"

Bedroom
10'2" x 7'10"

Bedroom
13'4" x 7'7"

Total Area: 44.8 m² ... 482 ft²
All measurements are approximate and for display purposes only



ROMFORD ROAD, Offers In Excess Of £295,000 Share of Freehold 2 Bed Flat



Features:

- Two Bedroom Flat
- Second Floor
- Edwardian Conversion
- Communal Garden
- Open Plan Kitchen And Reception
- Close To Forest Gate Station
- Ideally Located Close To Local Amenities
- Chain Free

A chain-free two-bedroom flat set on the second floor of an Edwardian conversion in Forest Gate, with a communal garden and a well-connected position close to Forest Gate station. Romford Road's everyday amenities are close at hand, while the neighbourhood's independent cafés, pubs and open spaces give you plenty to explore nearby.

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IF YOU LIVED HERE...

The open-plan kitchen and reception room forms the main living space, with a pitched ceiling and windows bringing in plenty of daylight. The kitchen runs along one side, with white cabinetry and timber worktops, leaving the rest of the room open for dining and relaxing. Neutral décor and carpeting keep things simple and bright, while the shape of the ceiling adds a little character to this top-floor setting.

From the central hallway, you'll find the bathroom and two bedrooms towards the other end of the flat. The larger bedroom has timber flooring and built-in storage, while the second bedroom is also finished with timber flooring and has space for additional storage. The bathroom is tiled in white and fitted with a bath and shower above. Outside, there's a paved communal garden to the rear, giving residents useful outdoor space away from the road.

WHAT ELSE?

Forest Gate station puts the Elizabeth line within easy reach, with direct services towards Stratford, Liverpool Street and central London. The area itself has grown into a lively pocket of East London, with plenty of independent places alongside its everyday amenities. Head towards Winchelsea Road and you'll find a great collection of local favourites around the railway arches, including Ramble Cafe E7 for coffee and pastries and Joyau for wine and something to eat. For green space, Wanstead Flats is one of the area's great assets, with wide stretches of open grassland for walks, runs and lazy weekends outdoors.



A WORD FROM THE EXPERT...

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture".

BEN CHARLETON
E11 BRANCH MANAGER

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