

Raised Ground Floor

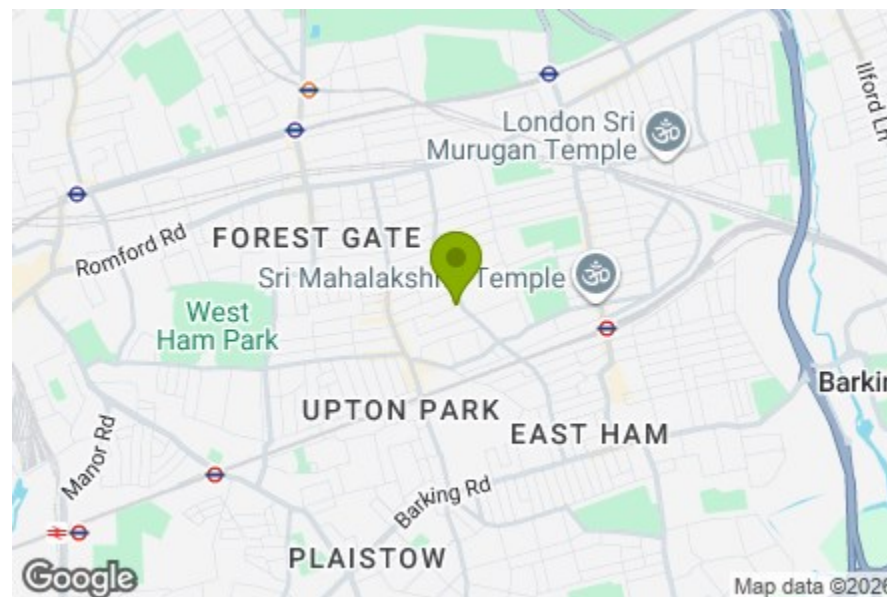
Total Area: 66.2 m² ... 713 ft²
All measurements are approximate and for display purposes only.

Kitchen/Reception Room
23'0" x 14'9"

Bedroom
10'6" x 10'0"

Bedroom
13'9" x 9'1"

Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SHAFTESBURY ROAD, FOREST GATE Offers In Excess Of £325,000 Leasehold 2 Bed Apartment - Purpose Built



Features:

- Two Double Bedrooms
- Trebor Factory Conversion
- Close to Upton Park Station
- Open Plan Kitchen
- Upper Ground Floor
- Secure Communal Entrance
- Large Proportions
- Chain Free
- Live/Work Unit

A sleek and light-filled two-bedroom apartment set on the upper ground floor of the landmark Trebor sweet factory conversion, just around the corner from Upton Park Station. Positioned behind a secure communal entrance and offered chain free, this generously proportioned home blends Art Deco heritage with clean, contemporary interiors, all within easy reach of Plashet Park and the wider green spaces of East London.

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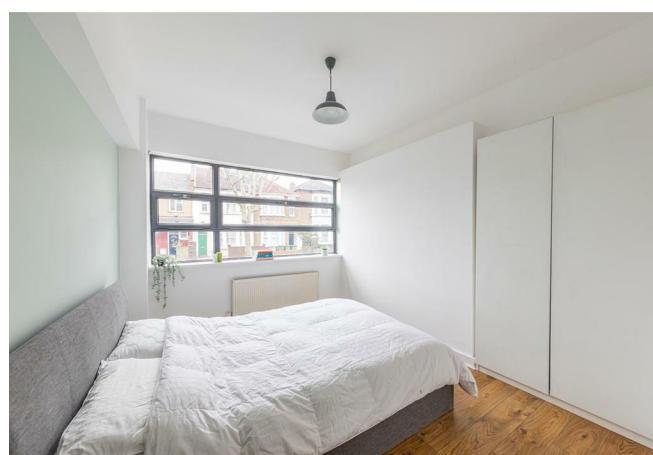
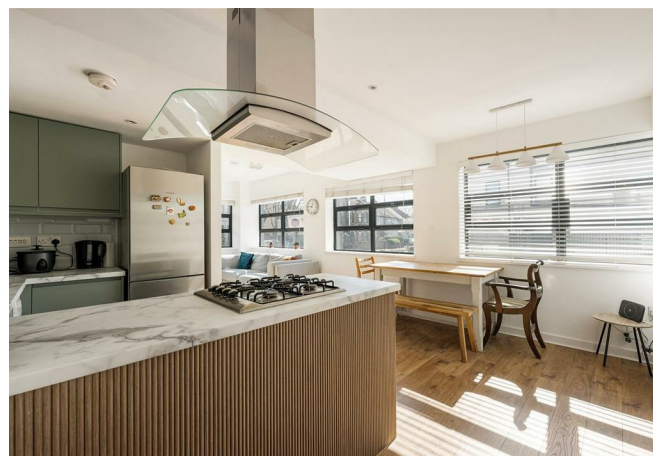
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A WORD FROM THE OWNER...

You would have around 700 square feet of well-balanced living space, with large factory-style windows running along the walls and drawing natural light into every room. The open plan kitchen and reception room stretches to over twenty-three feet, giving you clearly defined areas for cooking, dining and relaxing while still feeling connected. Sleek cabinetry is paired with soft grey metro tiles and timber flooring underfoot, creating a calm, modern backdrop that lets the architecture speak for itself.

Both bedrooms are comfortable doubles, each with generous proportions and wide windows that echo the building's industrial past. The principal bedroom offers ample space for wardrobes, while the second room is equally versatile, ideal for guests or working from home. The bathroom is neatly finished and includes both a bath and separate walk-in shower, making day to day living easy and considered.

There is a real sense of openness throughout, helped by the

elevated ground floor position and the building's distinctive horizontal glazing. It is easy to imagine settling in here, with the scale and light more commonly found in warehouse style homes than typical London apartments.

WHAT ELSE...

Upton Park Station is just a short walk away for District and Hammersmith & City line services, connecting you directly to the City, the South Bank and beyond.

Plashet Park is moments away for green space, tennis courts and ornamental gardens, with West Ham Park also within comfortable walking distance.

Stratford is within three miles, placing Westfield and the Queen Elizabeth Olympic Park within easy reach for shopping, dining and weekend plans.



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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