

Raised Ground Floor

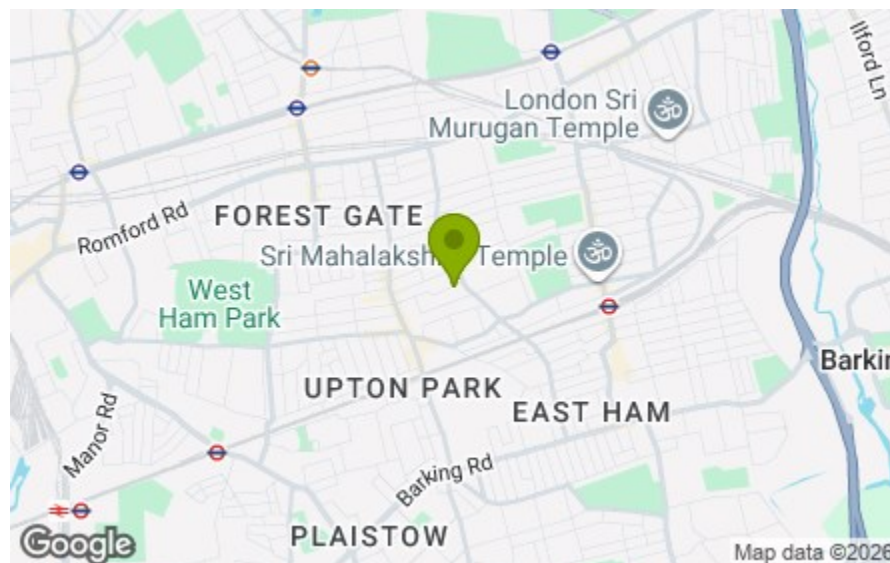
Total Area: 66.2 m<sup>2</sup> ... 713 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

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

Bedroom  
 13'9" x 9'1"

Bedroom  
 10'6" x 10'0"

Bathroom



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(61-81)	B		
(49-60)	C		
(39-48)	D		
(29-38)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## SHAFTESBURY ROAD, FOREST GATE £1,800 Per Calendar Month 2 Bed Apartment - Purpose Built



### Features:

- Two Double Bedrooms
- Close to Upton Park Station
- Trebor Factory Conversion
- Open Plan Kitchen
- Good Decorative Order
- Upper Ground Floor
- Secure Communal Entrance
- Large Proportions
- Holding Deposit: equivalent to one week's rent capped at £400
- No Parking

A sleek and flawless two bedroom apartment, naturally bright with banks of wall-spanning windows in every room. You're on the elevated ground floor of the landmark, Art Deco Trebor Sweet Factory, just around the corner from Upton Park tube.

This sought-after, Art Deco development dates back to 1907, when it was the property of a confectionery company called 'Robertson & Woodcock', later becoming 'Trebor' and specialising in Extra Strong Mints (famously 'a minty bit stronger').

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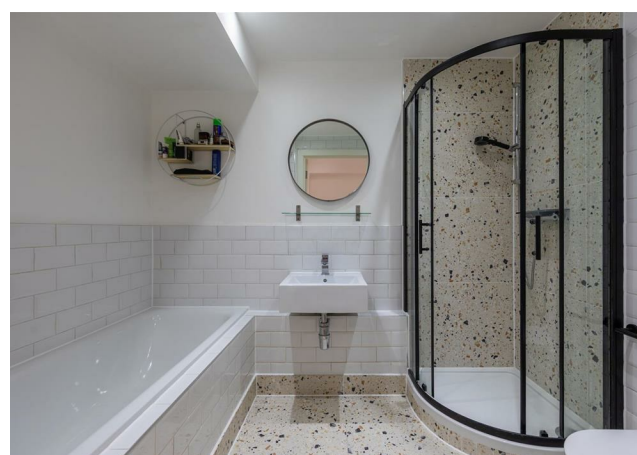
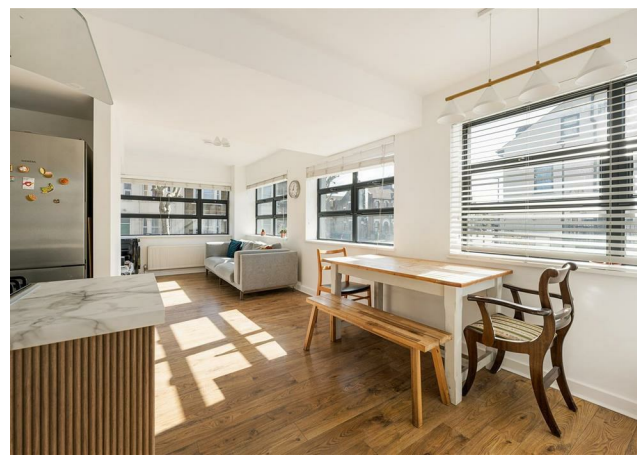
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### IF YOU LIVED HERE

You'll have an impeccably appointed 700 square feet of living space to stretch out in – especially generous proportions for London apartment living – and all full of light thanks to your elevated ground floor status and wall-spanning windows in every room. Both bedrooms are decent doubles, the principal sleeper south-facing and 120 square feet, the second east-facing and coming in at around 100.

Elegant flooring flows underfoot throughout, combining with the pristine white walls to maximise the plentiful natural light. Your artfully arranged, dual aspect, 250 square foot kitchen/diner has a suite of cabinets, topped with dove grey

metro tile splashbacks off to one side, leaving the lengthy lounge untroubled. Finally, your bathroom is home to both a tub and walk-in shower, with vintage geometrics underfoot and metro tiles on the walls.

Outside, Upton Park tube is just a ten minute walk around the corner, for a choice of the District or Hammersmith & City lines. Hop on the former for direct runs to the South Bank, while the latter will get you straight to Liverpool Street in just fifteen minutes. Staying local? Plashet Park is just five minutes away with ornamental gardens, kids play area and open spaces ideal for morning jogs or evening strolls.



### WHAT ELSE?

- In search of still more greenery? West Ham Park, site of the first ever FA cup goal, is less than twenty minutes on foot.
- Cyclists can join the protected cyclepaths on nearby Romford Road. From here you can follow the cycleway all the way to Whitechapel, thirty minutes pedalling away.
- Looking for the Central Line? Woodgrange Park sits in zone three/four and is just over fifteen minutes away on foot or Forest Gate Station for the Elizabeth Line is just over twenty minutes.

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