



Reception Room
11'8" x 13'6"

Reception Room
12'6" x 11'7"

Kitchen
8'10" x 11'0"

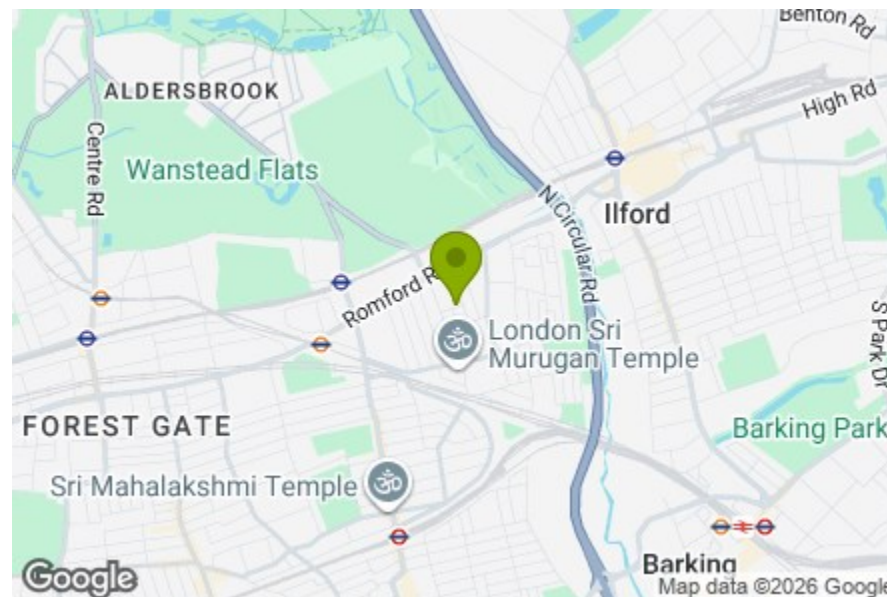
Bedroom
15'3" x 13'6"

Bedroom
9'6" x 11'6"

Bathroom
9'0" x 11'1"

Garden
approx 14'9" x 55'9"

Cellar
6'0" x 23'3"



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	



VERNON AVENUE, MANOR PARK

Offers In Excess Of £475,000 Freehold 2 Bed House



Features:

- Two Bedroom House
- Double Bay Frontage
- Very Well Presented Throughout
- Packed With Original Features
- Two Double Bedrooms
- Generous Size Private Garden
- Two Receptions
- Spacious Bathroom With Separate Bath And Shower
- Ideally Located Close To Local Amenities
- Short Walk To Manor Park And Woodgrange Park Stations

A characterful two bedroom Victorian house with double bay frontage, two reception rooms and a generous private garden, ideally positioned on a quiet residential street within easy reach of Manor Park and Woodgrange Park stations. Beautifully presented throughout and rich in original features, it offers a warm and welcoming home in a well-connected East London neighbourhood.

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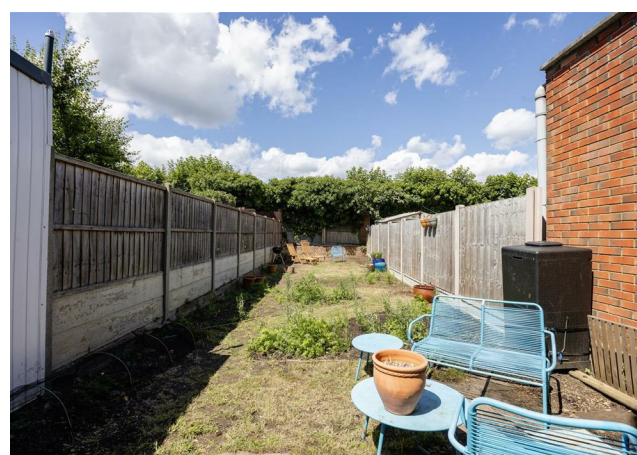
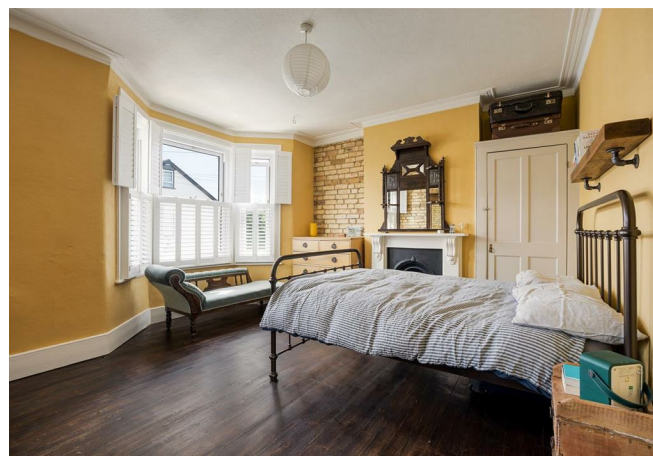
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IF YOU LIVED HERE...

Step through the colourful front door and into a home where period character has been carefully preserved. The first reception room sits to the front beneath a broad bay window, with stripped wooden floorboards, soft neutral tones and an original fireplace creating an inviting focal point. A second reception room sits beyond, offering another versatile living space with its own fireplace and garden views. To the rear, the kitchen is bright and practical, with plenty of storage and direct access out to the garden.

Outside, the generous rear garden stretches away from the house, providing plenty of room for outdoor dining, gardening and relaxing in the warmer months. Upstairs, both bedrooms are comfortable doubles, each featuring original fireplaces and large windows that draw in natural light. The principal bedroom spans the full width of the house and enjoys the property's distinctive bay frontage. Completing the first floor is a spacious family bathroom, fitted with both a separate shower enclosure and a

full-sized bath, alongside a calm, neutral finish that complements the rest of the home.

WHAT ELSE?

Manor Park station is a short walk away, putting the Elizabeth line within easy reach for swift journeys into the City, Canary Wharf and beyond.

Woodgrange Park Overground station is also nearby, offering convenient connections across East London.

The green open spaces of Wanstead Flats and the popular amenities of Forest Gate are close at hand, while local cafés, independent shops and everyday essentials are all easily reached from your doorstep.



A WORD FROM OWNER...

"We've loved living in this house for the past eleven years. It was our first home together, and we spent two years carefully restoring it to its original Victorian character. The house is on a small, friendly, quiet street that feels like a village while being a short walk from Manor Park station. The Elizabeth line has been a game changer for us such as being able to pop into Soho for nights out so easily. We've made life-long friends here, both on the street and in Manor Park more broadly. We've been inspired by the people we've met - a concentration of artists, writers, actors and makers who've recognised the area's central London access and relatively affordable prices. Manor Park Community Garden, Rabbits Road Press and a range of local events - supper clubs, yoga, film clubs - have all been great places to meet and make friends. The Golden Fleece pub is our local favourite to watch the sun go down over Wanstead Flats with a cold drink in hand. As keen runners, we love the trail network that connects directly to Epping Forest where you can run or walk for hours. The Grade I listed City of London Cemetery is a lovely hidden gem for anyone interested in plants, wildlife or London history. We often walk across the Flats to Forest Gate for its many brilliant spots - the Holly Tree pub, Pretty Decent brewery, Joyau wine bar, Wild Goose bakery and Ramble café, most of them tucked into the railway arches. We hope whoever buys this house loves it as much as we have."

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