



| Energy Efficiency Rating | |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92 plus) A | 81 |
| (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 E.U. Directive 2002/91/EC | |



GODWIN ROAD, FOREST GATE

£2,450 Per Calendar Month
 3 Bed House - Mid Terrace



Features:

- Three Bedroom House
- Lounge Throughout
- Stylish Kitchen Diner
- Modern Decor
- Beautiful Garden
- Garden Bar
- Great Location
- Minimum 12 Months Tenancy
- Holding Deposit: equivalent to one week's rent capped at £400

This mid terrace three bedroom Victorian house in popular Forest Gate village has everything you need within easy walking distance, from the local shops and new Elizabeth Line station in central Forest Gate to great schools and the wide open green spaces of Wanstead Flats.

REQUEST A VIEWING
 0203 397 2222

E11, E7, E12 & E15
 hello11@stowbrothers.com
 0203 397 2222

E4 & N17
 hello4@stowbrothers.com
 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
 0208 520 3077

New Homes
 newhomes@stowbrothers.com
 0203 325 7227

Investment & Development
 id@stowbrothers.com
 0208 520 6220

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 propertymanagement@stowbrothers.com
 0203 325 7228

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IF YOU LIVED HERE...

You'd have plenty of living space on the ground and first floors, and a lovely garden room outside. The ground floor comprises two large open plan rooms; a living room and study to the front, and a kitchen/diner to the rear, whilst on the first floor there are three double bedrooms and a family bathroom.

The living room is almost 24 ft long, with great light from a large bay window to the front and a sash window to the rear. Originally two rooms, it's currently divided by careful placement of furniture into a front living room and a rear workspace. Both areas have fitted high-level alcove shelving, and the front section of the room has an original cast-iron fireplace. The white walls and original stripped wood floor throughout unify the space.

The kitchen/diner extends to 22 feet, split into areas for kitchen prep and for dining, with glazed double doors at the mid-point leading out onto the garden terrace. The kitchen area has a U-shape of handleless white cabinets with integrated appliances and a window over the sink with garden views, whilst the

dining area has ample space for a large table.

The main double bedroom is at the front of the property; it's a generous 12'11" by 10'10" with two large sash windows to the front and two fitted wardrobes. The second and third bedrooms, both doubles, have windows to the rear of the property. The family bathroom in between is mainly tiled, with a contemporary suite that includes a bath with an overhead shower and glass shower screen. It also has a heated towel rail, a mirrored cabinet, and an opening window.

The garden has been zoned into areas for relaxing, entertaining, and play, with a paved terrace adjacent to the house, a garden building with windows and electricity at the end (currently used as a bar), and a lawn bordered by beds with mature planting in the main midsection.

WHAT ELSE?

- You're close to the local neighbourhood centre of Forest Gate village, and just a couple of miles (a mere 4 minutes on the Elizabeth Line) from the East London



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 Burgess & Hall Wines (Roz and Paul there really know their grapes!). 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
12'11" x 9'11"

Reception Room
10'11" x 7'9"

Kitchen / Diner
22'0" x 7'7"

The Bar
12'0" x 8'11"

Bedroom
12'10" x 10'10"

Bedroom
10'11" x 7'10"

Bathroom

Bedroom
7'11" x 7'3"

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