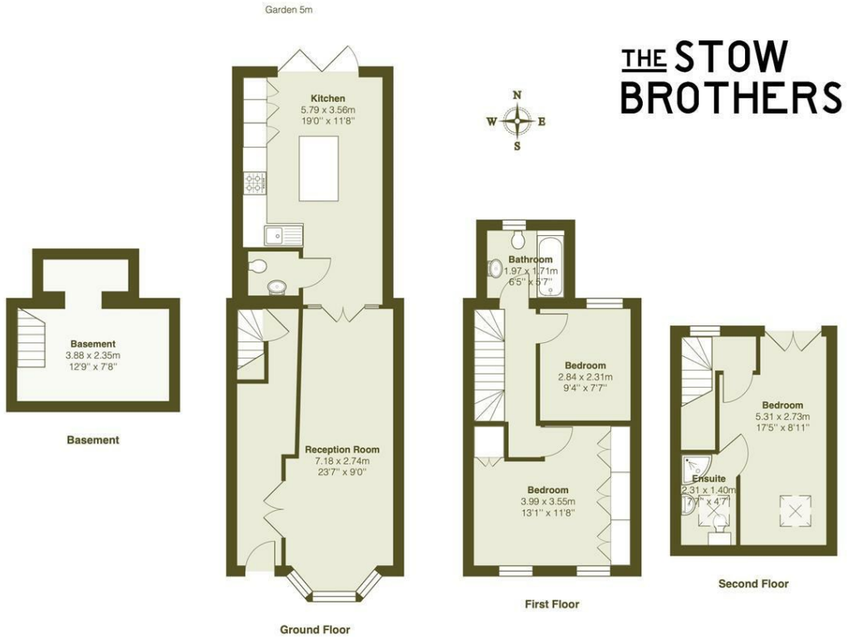
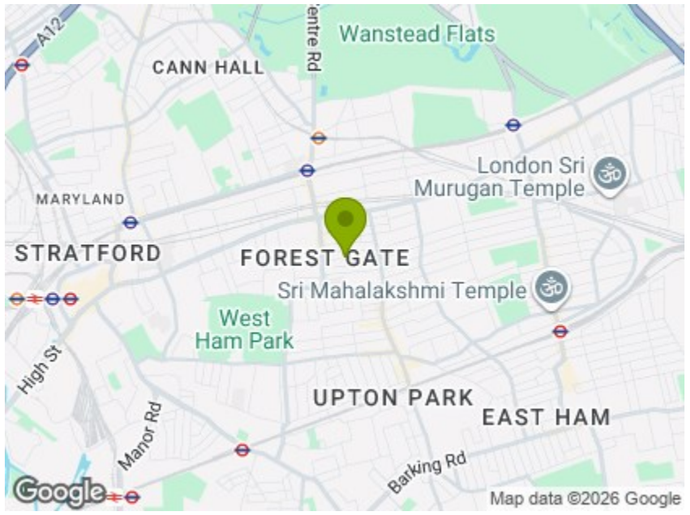
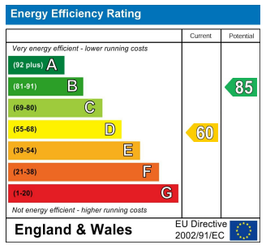


Total Area: 97.5 m² ... 1050 ft² (excluding basement)

All measurements are approximate and for display purposes only





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
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STUDLEY ROAD, LONDON

£2,500 Per Calendar Month

3 Bed House

Features:

- Three Bedroom House
- Two Bathrooms
- End Of Terrace
- Arranged Over Four Floors
- Open Plan Kitchen Diner
- Basement Ideal for Home Office or Gym
- Private Rear Garden
- Holding Deposit: equivalent to one week's rent capped at £400

Unfolding over three floors in a peaceful tree-lined street in Forest Gate, this spacious three-bedroom home offers a smart and versatile layout, with two bedrooms and the family bathroom on the first floor, while the top floor is dedicated to a generous master and ensuite. There's also a smart and secluded rear garden, a handy ground floor WC and a basement providing useful storage space.

Located on a peaceful tree-lined street, it's just a few minutes from the excellent amenities of Forest Gate and the greenery of West Ham Park, while central London is easily accessible thanks to the Elizabeth line, which you can reach in around ten minutes from the front door.

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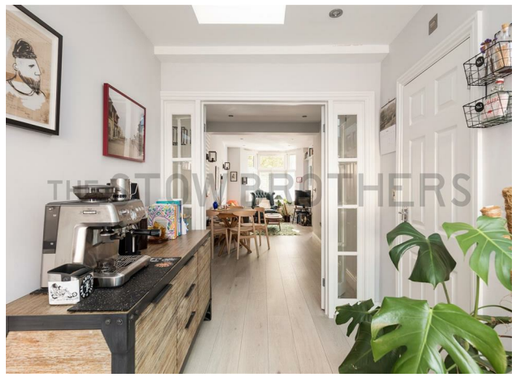

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IF YOU LIVED HERE

Behind that handsome frontage, you'll find a wonderfully spacious home with a layout that makes excellent use of every floor.

On the ground floor, your large through lounge stretches from front to back, creating a lovely sociable space that flows directly into the open-plan kitchen. The kitchen itself has a sleek, contemporary feel, with smart fitted units, integrated appliances and a central island that provides a natural spot for breakfast, prep or a quick coffee. There's also a useful WC on this floor.

Head upstairs and you'll find two bedrooms - including one with smart built-in storage - plus a sleek family bathroom. Then continue to the loft floor, where the master bedroom has a real sense of privacy, complete with its own modern ensuite.

Back on the ground floor, doors lead out to your smart, secluded rear garden, which feels like a lovely private escape. There's also a basement providing plenty of useful storage for all the things you don't want taking up valuable living space.

When you can finally tear yourself away from your lovely home, you'll be delighted to find some fantastic amenities nearby. Start with a stroll to Wanstead Flats, Henry VIII's favoured hunting ground, which is ideal for dog-walkers, fitness fans and picnickers. On the way there, stop off at the Ramble Cafe for a coffee and cinnamon bun, or stroll a little further to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery, but you're sure to uncover some gems of your own in this dynamic neighbourhood.

WHAT ELSE?

- Forest Gate station is a short walk, where you can use the Elizabeth line to get directly to Liverpool Street in about 13 minutes or Bond Street in around 19 minutes. Drivers have easy access to the M25 and North Circular, while the area also benefits from the Low Traffic Neighbourhood.
- Parents will be pleased to know you have a wide choice of great primary and secondary schools less than a mile away on foot.
- You'll never be stuck for essentials, with an abundance of convenience stores nearby, plus you're only a short four-minute hop on the Elizabeth line from Stratford for Westfield and the Olympic Park.

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Reception Room
23'6" × 8'11"

Kitchen
18'11" x 11'8"

Garden
16'4" x 11'8"

Bedroom
13'1" × 11'7"

Bedroom
9'3" x 7'6"

Bathroom
6'5" × 5'7"

Bedroom
17'5" × 8'11"

Ensuite
7'6" x 4'7"

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