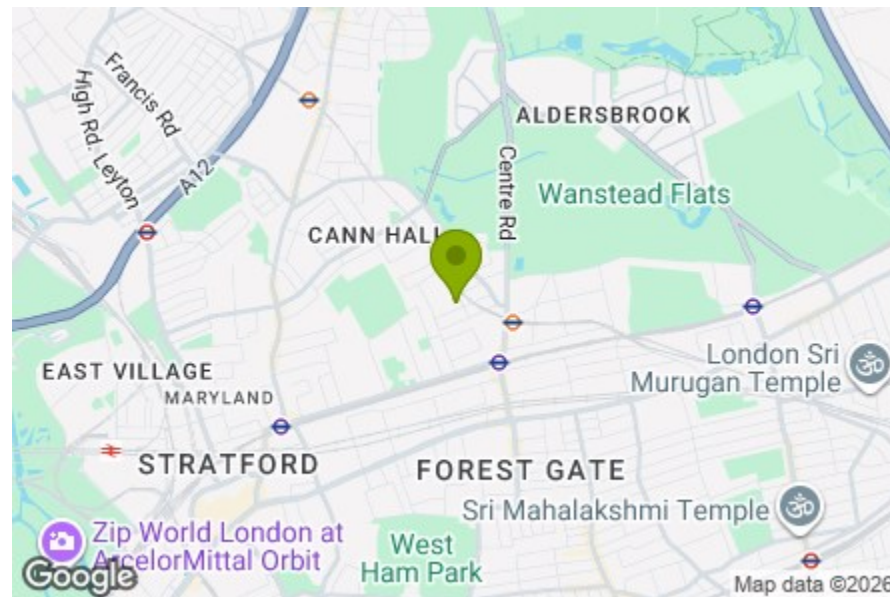




- Reception
11'7" x 9'4"
- Reception
17'10" x 11'9"
- Kitchen
10'9" x 8'9"
- Storage
- WC
- Bathroom
- Bedroom
8'0" x 8'1"
- Bedroom
12'4" x 10'6"
- Bedroom
15'8" x 10'5"
- Garden
20'2" x 15'1"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ERIC ROAD, FOREST GATE

Offers In Excess Of £550,000 Freehold 3 Bed House - End Terrace



Features:

- Three Bedroom House
- End Of Terrace
- Two Receptions
- Family Bathroom Plus Seperate WC
- Private Garden
- Desirable Location Close To Forest Gate Station
- Short Walk To The Green Spaces Of Wanstead Flats
- Chain Free

Offering a considered balance of space and setting, this chain-free, three-bedroom end-of-terrace home comes with two reception rooms, a family bathroom and a separate WC, making it well suited to modern living. A private garden adds an appealing outdoor element, while the layout provides flexibility across both floors. Forest Gate Station is close by for swift connections into central London, with the open green stretches of Wanstead Flats also within easy walking distance. Altogether, it presents a well-rounded opportunity in an increasingly sought-after part of East London.

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IF YOU LIVED HERE...

This thoughtfully arranged home opens with an entrance hallway that leads through to the main living areas. At the front, a reception room offers a flexible setting with a broad window drawing in natural daylight, making it ideal for both relaxed seating and everyday use. Neutral finishes and clean lines give the room a balanced, settled feel that leaves plenty of room for personal touches. To the rear, the kitchen, dining and reception area come together as a connected and sociable part of the house. Each zone sits comfortably alongside the next, allowing the room to move naturally between cooking, dining and relaxing. A door opens directly onto the garden, extending daily living outdoors and creating a natural connection between inside and out. The garden itself is open and adaptable, offering plenty of scope to shape and style according to individual taste, from planting and seating to more defined outdoor use.

Moving upstairs, three bedrooms are arranged across the first floor. The front bedroom benefits from twin windows, giving it a pleasing sense of balance and flexibility. Two further bedrooms offer comfortable proportions with flexibility, providing options for family living, guests or home working, while offering a simple backdrop that lends itself easily to personal styling.

Beyond the front door, the surrounding area offers a lively and established mix of places to eat, drink and unwind. Nearby, Forest Gate Arches has become a real neighbourhood draw, with a growing collection of independent favourites clustered beneath the railway lines. Ramble Café is a go-to for quality coffee and relaxed daytime bites, while Wanstead Kitchen is known locally for its vibrant menu and sociable atmosphere. Joyau offers a more refined option for evenings closer to home, while The Holly Tree provides a welcoming, family-friendly pub within easy reach. When outdoor space is calling, expansive paths and open grassland at Wanstead Flats provide a refreshing escape for walks, runs or time spent outdoors.

WHAT ELSE?

Getting around is particularly convenient thanks to the close proximity of Forest Gate Station, just an eight-minute walk away and served by the Elizabeth line, offering fast and direct connections across central London and beyond. Wanstead Park Station is also nearby at around seven minutes on foot, providing Overground services and adding further flexibility to daily travel 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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