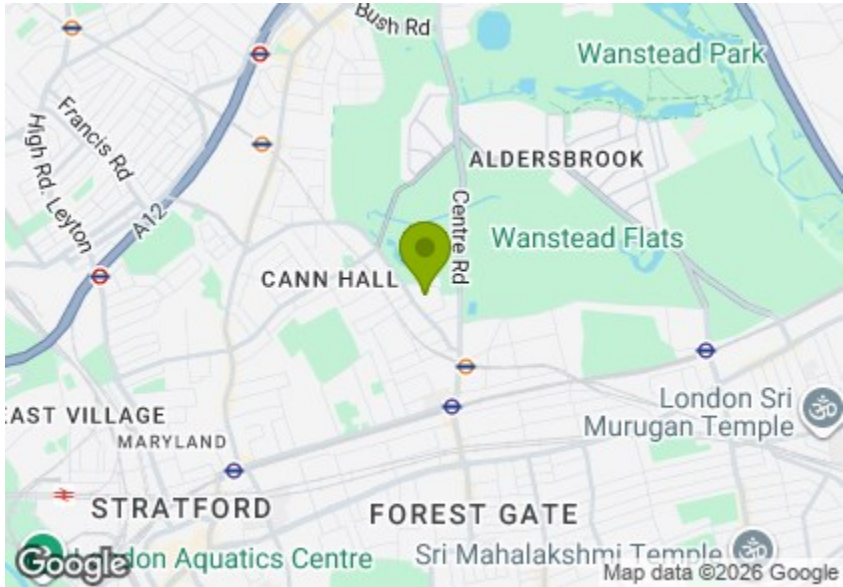


KNIGHTON ROAD, FOREST GATE

Offers In Excess Of £1,050,000 Freehold

5 Bed House



Features:

- Five Bedroom House
- Double Bay Fronted
- Beautifully Extended Kitchen Diner
- Converted Loft
- Very Well Presented Throughout
- Two Bathrooms
- Ground Floor WC Plus Utility Room
- West Facing Garden
- Stones Throw From Wanstead Flats
- Short Walk To Wanstead Park And Forest Gate Stations

Set on a peaceful residential street just moments from Wanstead Flats, this beautifully designed five-bedroom, two-bathroom period home has been meticulously finished throughout. Combining timeless character with contemporary style, the property boasts a stunning extended kitchen-diner, a bright reception room, a utility area, ground-floor WC, thoughtfully converted loft, and a secluded west-facing garden complete with a fully connected studio.

The vibrant Winchelsea Road arches are just moments away, while the many amenities of Leytonstone are also within easy reach. For commuters, Forest Gate station is approximately 0.5 miles away, offering Elizabeth line services that provide swift connections into central London and beyond.

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hello4@stowbrothers.com
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E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
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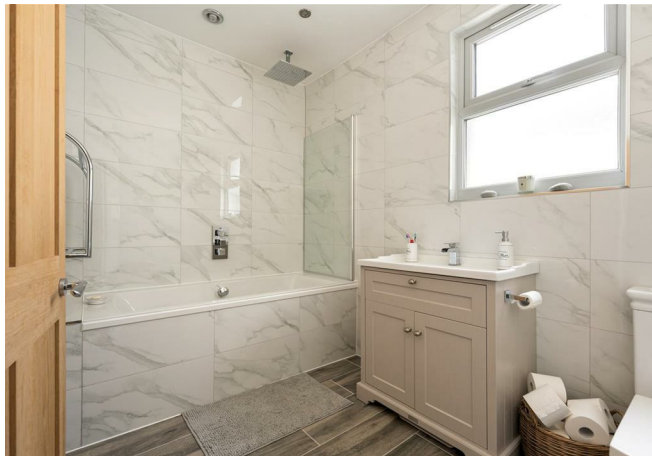
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IF YOU LIVE HERE...

You'll immediately appreciate the exceptional care and attention that has gone into updating this impressive home. From the high-quality flooring to the carefully selected decor, every detail has been thoughtfully considered to create a stylish yet welcoming space where you can relax and feel instantly at home.

The front reception room is full of charm and character, showcasing beautiful period features including a decorative ceiling rose. The contemporary kitchen-diner has been thoughtfully designed to offer both style and practicality, with ample space for dining and relaxing. A central island provides the perfect focal point, complemented by elegant units and integrated appliances, including a double oven. The added benefit of a separate utility space and WC makes everyday living even more convenient.

The west-facing rear garden is a true highlight, offering a fantastic sense of privacy thanks to its mature greenery and lawn. A decked patio area creates the perfect setting for entertaining, while the fully connected studio at the rear offers a flexible space.

The first floor features three beautifully presented bedrooms, including one with built-in storage, along with a modern family bathroom. The thoughtfully converted loft provides two further bedrooms and an additional bathroom, offering excellent versatility and making this a spacious and adaptable family home.

Because you're nicely nestled between Leytonstone, Leyton and Forest Gate, you have

plenty of choice when it comes to amenities. Start with a very short stroll to Wanstead Flats. Hungry? Head to the nearby Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen, Wild Goose Bakery and Joyau.

Or head north towards Leytonstone where you've got the much lauded Le Regret and FORNO, as well as other top rated restaurants.

You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short journey on the bus or tube for Westfield and the Olympic Park.

WHAT ELSE?

- Forest Gate station is 0.5 miles away where you can use the Elizabeth line to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. Alternatively, Wanstead Park station (even closer) connects you to the Suffragette Overground line (Gospel Oak to Barking). Drivers benefit from easy access to the M25 and North Circular.

- New local? You've got The Wanstead Tap, a bar, beer shop and performance space a few minutes from your home, or The Holly Tree, which offers up great grub plus a miniature railway.

- Parents will be pleased to know you have a wide choice of great primary and secondary schools nearby.



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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Porch

Reception Room

11'6" x 19'10"

WC

3'1" x 4'7"

Utility

6'2" x 4'7"

Kitchen/Diner

15'3" x 20'7"

Bedroom

9'11" x 10'10"

Bathroom

6'10" x 9'10"

Bedroom

9'8" x 10'9"

Bedroom

15'3" x 13'5"

Bedroom

9'4" x 9'2"

Shower/WC

2'11" x 6'4"

Bedroom

13'1" x 16'5"

Eaves Storage

Garden Room

12'4" x 10'0"

Storage



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