



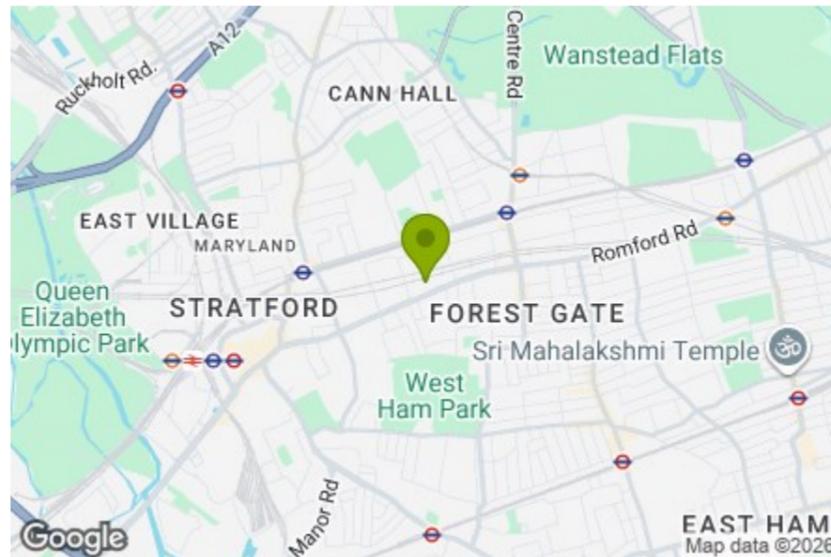
Kitchen/ Dining/ Reception Room
24'5" x 19'4"

Bedroom
11'6" x 9'8"

Shower Room
5'3" x 5'5"

Garden
39'4" x 16'11"

Total Area: 44.1 m² ... 475 ft² (excluding garden)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



RADLETT CLOSE, FOREST GATE

Offers In Excess Of £350,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- Stunning One Bedroom Garden Flat
- High End Finish
- Secure Gated Development
- Allocated Parking Space
- Kitchen with Quartz Top and Splashback
- Elegant Shower Room
- Wrap-Around Walled Garden
- Built in storage
- Close to Forest Gate and Wanstead Park Stations
- Close to Wanstead Flats

Located within a secure gated development, this beautifully finished one-bedroom flat comes with a private wrap-around garden and an allocated parking space. Interiors are thoughtfully designed with high-end details, including a contemporary kitchen featuring a quartz worktop and matching splashback, and an elegant shower room with a refined finish. Built-in storage ensures the layout remains practical as well as stylish, while the walled garden offers a rare sense of peace and seclusion. Ideally positioned close to Forest Gate and Wanstead Park stations, and within easy reach of Wanstead Flats, this is a home that delivers on every front.

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IF YOU LIVED HERE...

Within a contemporary brick-built development, the home is accessed via a private, gated entrance framed by crisp architectural lines. The bold red-brick façade is softened by charcoal-toned doors, windows and fencing, while a paved pathway and leafy surroundings enhance the sense of privacy. Inside, the hallway creates an immediate sense of order and calm, with pale timber flooring and soft neutral tones throughout. Two built-in storage cupboards, including an exceptionally large one, keep everything streamlined. Ahead, the open-plan kitchen, dining and reception area unfolds—a bright, versatile space designed for modern living. Grey cabinetry with quartz finishes lines one wall, while large glazed double doors invite the garden in, blurring the boundaries between indoors and out. Distinct zones allow for cooking, dining and relaxing without disrupting the flow. The private garden is a true highlight, wrapping around the side and rear of the home to create a rare outdoor space for a one-bedroom flat. Thoughtfully landscaped, it combines paved terraces with soft lawns, offering distinct areas for dining, unwinding and entertaining. Mature trees and high brick walls enclose the space, making it feel like a private sanctuary in the city. Back inside, the bedroom offers a serene retreat, bathed in natural light with garden views and warm terracotta tones creating a restful atmosphere. The shower room completes the layout with crisp, refined styling—soft grey tiling, black-framed glazing and a minimalist palette bring a polished, low-maintenance

finish. Forest Gate itself strikes a rare balance between urban energy and green serenity. Its railway heritage lives on through striking Victorian arches, now home to creative studios, buzzing cafés and cultural spaces. Locals enjoy abundant open space, from West Ham Park’s formal gardens and sports facilities to the wild expanse of Wanstead Flats—part of Epping Forest—just a short stroll away. After a walk across the Flats, Ramble Café is the perfect place to refuel, just 20 minutes from your door and celebrated for excellent coffee, butter beans on sourdough, and freshly baked cinnamon buns. When evening falls, Forest Gate’s lively pub scene comes into its own—try the Forest Tavern, a favourite local just 15 minutes away.

WHAT ELSE?

Forest Gate Station is around a 15-minute walk away, giving you easy access to the Elizabeth Line for fast connections across London. Wanstead Park Station is also within around 15 minutes on foot, offering Overground services to destinations such as Gospel Oak and Barking. With both stations close by, commuting and getting around the city couldn't be more convenient.



A WORD FROM THE OWNER.....

"There are excellent transport links to central London on the Elizabeth line. The property has private outdoor space, parking and it is a short car journey to Wanstead high street for brunches on weekends."

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