



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Reception Room
10'5" x 13'1"

Bedroom
5'4" x 11'2"

Bedroom
10'11" x 11'0"

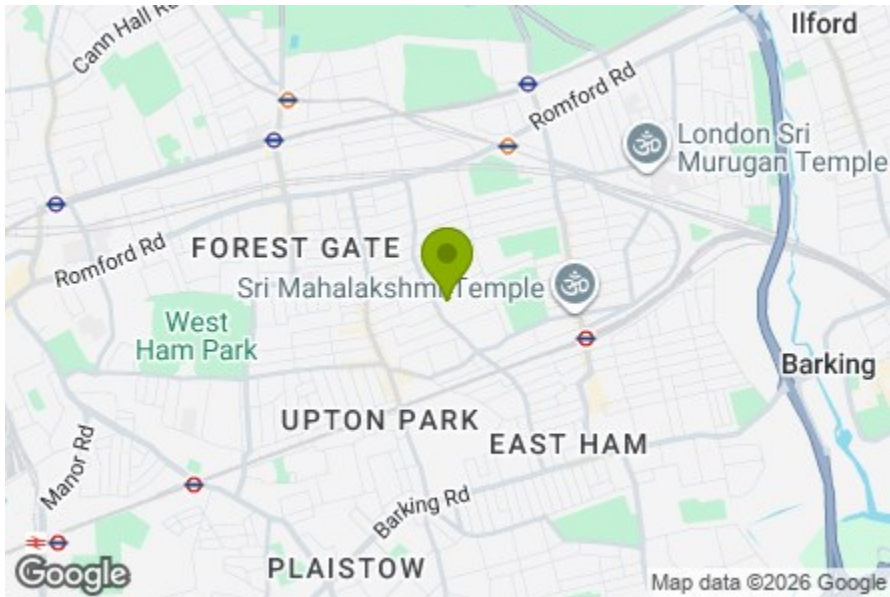
Bathroom
7'6" x 6'6"

Kitchen/Diner
10'6" x 12'5"

Loft
15'3" x 9'8"

Eaves Storage

Eaves Storage



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(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	EU Directive 2002/91/EC		



DERBY ROAD, FOREST GATE

Offers In Excess Of £350,000 Share of Freehold

2 Bed Flat



Features:

- Victorian Conversion
- Two Bedrooms
- First & Second Floor
- Large Eat-In Kitchen/ Diner
- Multiple Storage Spaces
- Well Presented
- Chain Free
- Close to Plashet Park
- Walking Distance to Multiple Train Station
- Share of Freehold

A bright and well-proportioned two bedroom Victorian conversion, unfolding across the first and second floors of a handsome period building on a quiet Forest Gate street. With Plashet Park close by and multiple stations within walking distance, you are perfectly placed for green space and easy connections across East London.

Set within one of E7's well loved pockets, you have the everyday essentials on your doorstep, along with a growing collection of independent cafés and bakeries along Green Street and Woodgrange Road. It is a neighbourhood with a strong sense of community and plenty to explore on foot.

REQUEST A VIEWING

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IF YOU LIVED HERE...

Climb to the first floor and step into a home that feels calm and welcoming from the outset. The large eat in kitchen and diner is very much the heart of the home, offering generous room for a proper dining table as well as ample cabinetry. It is a space designed with day to day living in mind, whether that is slow weekend breakfasts or midweek suppers with friends. Large windows draw in plenty of daylight, giving the whole room a bright and airy feel.

The reception room sits separately, offering a comfortable retreat at the end of the day. Well presented throughout, the interiors are finished in a neutral palette that allows the period proportions to speak for themselves. The first of the bedrooms is also set on this level, alongside the family bathroom, while clever storage has been thoughtfully worked into the layout, making the most of every corner.

Upstairs, the converted loft bedroom unfolds across the top

floor. Tucked away and full of character, it offers a sense of privacy that works beautifully as a principal bedroom, guest room or dedicated workspace. With multiple storage spaces throughout the home, everything has its place, helping the overall feel remain uncluttered and easy to settle into.

WHAT ELSE?

Plashet Park is just a short walk away, offering open green space, tennis courts and a café at its heart. You are within walking distance of Forest Gate, Upton Park and East Ham stations, giving you reliable transport links across London. Offered chain free, making for a smoother move when the time comes.



A WORD FROM THE OWNER..

"Lovely cycling to Forest Gate, Good parks close by for running: Plashet & West Ham & central. Friendly neighbours. Enjoyed the FG garden trail, Vibrant buzzy vibe in evening on Katherine road so feels safe. Well connected transport links"

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