

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.

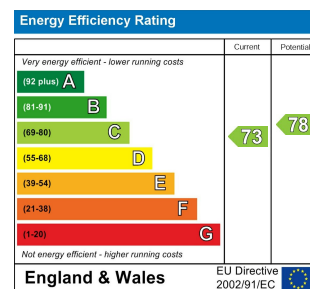
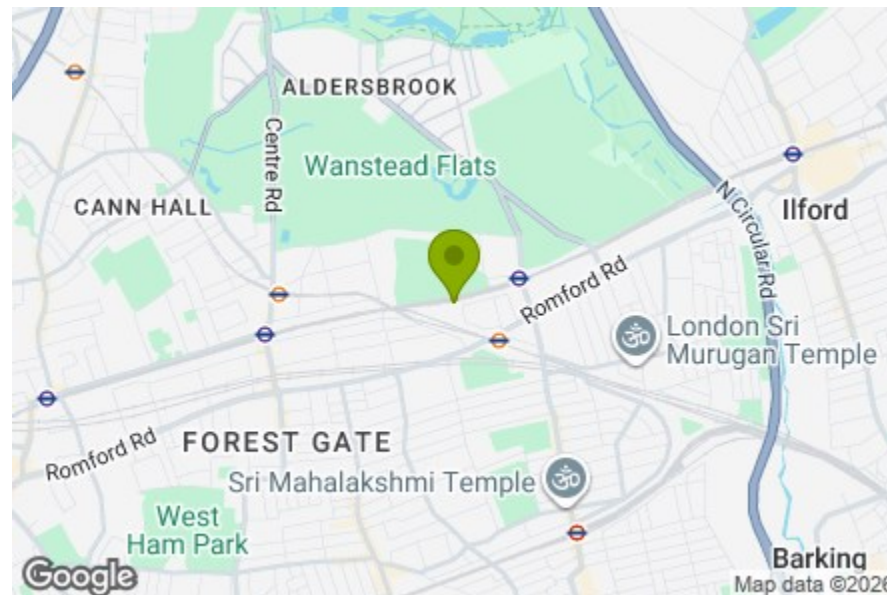
Bedroom
5'8" x 10'9"

Reception
14'2" x 10'10"

Bedroom
14'3" x 11'0"

Bathroom
5'5" x 7'1"

Kitchen / Diner
9'10" x 13'3"



DURHAM ROAD, MANOR PARK

Offers In Excess Of £350,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Victorian Conversion
- Recently Renovated
- Private Garden
- Chain Free
- Located Within The Desirable Durham Road Conservation Area
- Short Walk To Manor Park Station
- Close To Wanstead Flats

This chain free, recently renovated two bedroom Victorian conversion sits within the Durham Road Conservation Area, a short walk from Manor Park station and close to Wanstead Flats. With a private garden and a calm, fresh finish throughout, it feels well placed for day to day life while still keeping that quieter residential feel.

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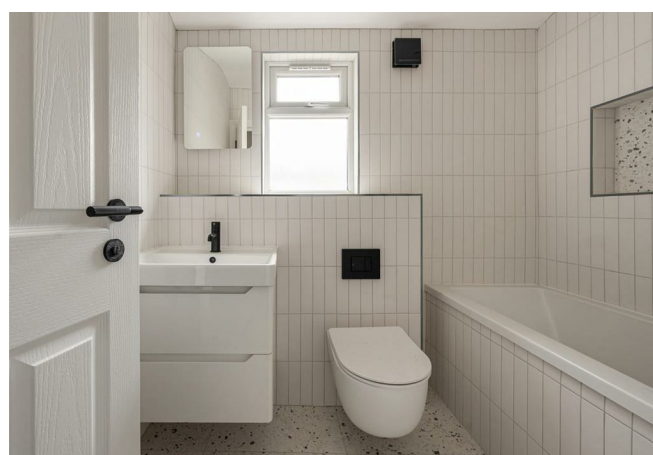
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IF YOU LIVED HERE...

From your own front door, stairs rise to a first floor layout that feels simple and well considered. The reception sits at the front, finished with herringbone flooring, soft neutral walls and a wide window that draws in plenty of natural light. Alongside it, the second bedroom has the same pared back palette and an easy, unfussy feel.

Across the landing, the main bedroom is a generous double with fresh carpet underfoot and plenty of room to settle into. The renovation throughout feels cohesive, with warm beige tones, crisp white woodwork and black accents giving everything a clean, modern finish without feeling stark.

To the rear, the kitchen/diner has been newly fitted in a muted green, with plenty of storage, pale worktops and room to dine beneath the window. The bathroom has been finished in the same thoughtful spirit, with neat tiling, a bath and simple contemporary fittings. Outside, the private garden gives you an extra patch of outdoor space to make your own.

WHAT ELSE?

- Manor Park station is close by on Station Road, with Elizabeth line services and everyday station facilities.
- Wanstead Flats is nearby as part of Epping Forest, with open grassland, Jubilee Pond and plenty of room for walking, sport and fresh air.
- For coffee and a pastry close to home, Urban Baristas has an outpost at Manor Park station, while Wild Goose Bakery is over on Station Road in nearby Forest Gate.



A WORD FROM THE EXPERT...

"Manor Park is a unique, eclectic area, packed with Victorian tree lined streets. There's a choice of great gastro pubs like The Forest Tavern and The Golden Fleece and to the north of the area, opens up to the green space of Wanstead Flats, a serene getaway leading away from the hustle and bustle of urban life up into Epping Forest. Wanstead Park itself, in the former grounds of Wanstead House, takes in walking trails, cycle paths and several ornamental lakes, a great place to relax, exercise and soak up some local history. The area also offers a vast array of transport links such as the Overground and Tube, and this has recently been vastly improved with the Elizabeth Line opening, offering swift transport across Central London and even out to Heathrow Airport".

BEN CHARLETON
E11 BRANCH MANAGER

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