



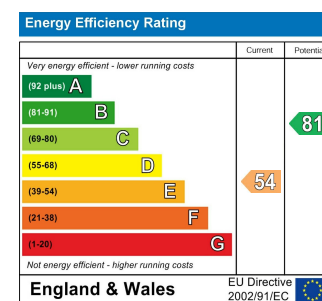
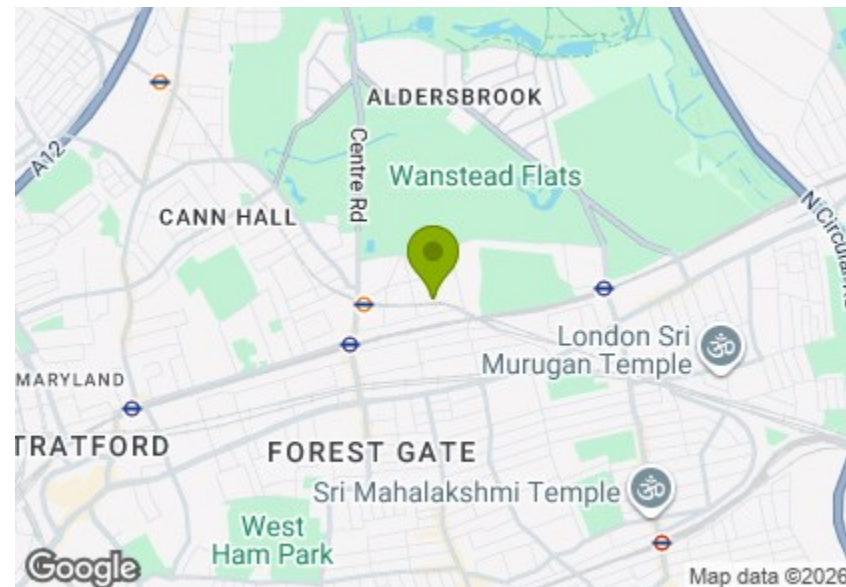
## LATIMER ROAD, FOREST GATE Offers In Excess Of £800,000 Freehold 5 Bed House



### Features:

- 1930s Link-Detached House
- Five Bedrooms
- Two Bathrooms + WC
- Extended Open Plan Kitchen-Diner
- Utility Room
- Close to Wanstead Flats & Forest Gate Station
- Recently Refurbished
- Side Access
- Fantastic Proportions

Looking for somewhere that's move-in ready without the fuss? Then this glorious 1930s link detached home could be just what you're looking for. Recently refurbished and extended it offers 1644 square feet including five bedrooms, two bathroom, stunning open plan kitchen diner, converted loft and side access into a private 25m garden. It's set in a lovely pocket of East London too, just a short wander from the open greenery of Wanstead Flats. Forest Gate Station (Elizabeth Line) and Wanstead Park (Suffragette Line) are both close by, so getting into town is a breeze, even if you're running late.



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IF YOU LIVED HERE...

Tucked into the heart of Forest Gate, this stylish link house delivers generous, well-proportioned rooms and the kind of easy modern living that doesn't require compromise.

The smart grey-and-white frontage sets an immediate tone, and the characterful arched portico earns its keep every time the weather turns and you're fumbling for keys. Inside, the generous hallway opens things up straight away with rich chevron-style wooden flooring running underfoot. The reception room sits at the front, anchored by a generous bay window fitted with custom plantation shutters that give you full control over light and privacy.

Past the handy under-stairs storage and a downstairs WC, the house opens into its real centrepiece - the kitchen-diner. This is a genuinely considered space. Contemporary wooden cabinetry runs along two walls, flush and minimal, with neatly integrated appliances, polished concrete-style splashback and matching worktops that balance good looks with serious practicality. Exposed black steel beams add an architectural edge, a large skylight floods the room with natural light, and recessed spots carry the atmosphere into the evening. French doors open straight onto the garden, making outdoor dining feel like a natural extension rather than an afterthought. A soft, neutral palette and large-format tiled flooring tie it all together. Behind the kitchen sits a connected utility space - exactly where muddy boots and laundry belong.

The rear garden is private and arranged across two levels: a paved patio immediately off the kitchen for relaxed meals outside, a couple of steps up to a generous lawn bordered by timber fencing, and at the back a useful shed and even an apple tree.

Upstairs, the first floor holds two double bedrooms and a single, all well-lit with generous windows - both doubles have characterful bays, and soft neutral carpeting runs throughout. The family bathroom is clean and contemporary, with a walk-in shower finished with brushed brass fittings and patterned floor tiles that keep it from feeling ordinary.

The loft conversion adds a fourth and fifth bedroom, both generous doubles and a thoughtfully designed bathroom up here offers the versatility of a full-sized bath alongside an overhead shower so no one has to negotiate.

WHAT ELSE?

Wanstead Park Station (7 mins) connects to the Victoria Line via Blackhorse Road for easy West End access, while nearby Forest Gate (10 mins) offers fast Elizabeth Line links to central London, Canary Wharf, and Heathrow.

You're truly spoilt for choice for a new local - The Golden Fleece, Pretty Decent Beer Co, Cider House E7, and The Holly Tree are all within easy reach.

The expansive greenery of Wanstead Park and Wanstead Flats gives you plenty of scope for exercise or just enjoying nature.



A WORD FROM THE OWNER...

"We've absolutely loved our time here. The house itself is just so functional; we recently refurbished it to make sure every inch works for a busy family life, and the open-plan kitchen/diner has become our absolute favourite spot for everything from morning coffee to hosting friends.

The neighbourhood has such a unique, creative energy. Our weekend ritual usually starts with a trip to Wild Goose Bakery for a fresh sourdough loaf - you can often smell the pastries baking as you walk in. Having the vast, green open spaces of Wanstead Flats on our doorstep for family walks or a run around Jubilee Pond has been a total game-changer.

It's also incredibly well-connected; we love how easy it is to hop on the Elizabeth line. You can be in Central London in under 20 minutes, which has been amazing for spontaneous trips to the British Museum or the theatre.

What we'll miss most, though, is the atmosphere. The neighbours are so friendly, and there's a gentle, soothing hum from the train nearby—a nice, rhythmic constant that's far more peaceful than the unpredictable noise of a busy road. Plus, being so close to amazing local schools like Woodgrange Infant School has made family life here so much easier. It really offers the best of both worlds: a creative, green retreat with the heart of London within easy reach."

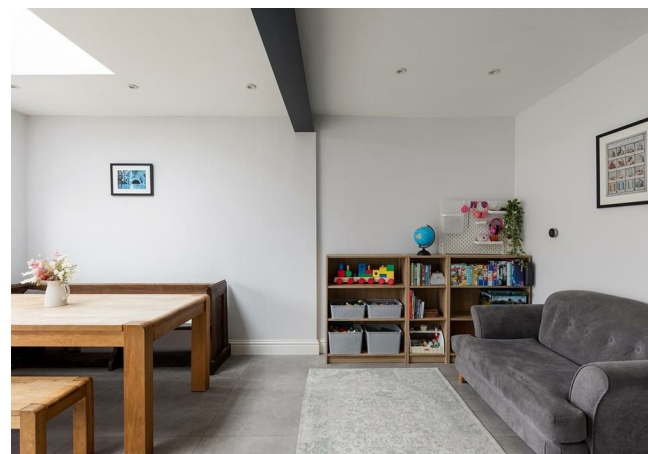
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**Reception Room**  
14'6" x 13'5"

**Kitchen/Diner**  
19'6" x 17'0"

**Utility Room**  
12'2" x 4'9"

**WC**

**Bedroom**  
8'9" x 7'4"

**Bedroom**  
15'0" x 12'2"

**Bedroom**  
15'0" x 12'2"

**Bathroom**

**Bedroom**  
19'8" x 8'11"

**Bedroom**  
11'8" x 10'11"

**Bathroom**  
7'8" x 5'10"

**Garden**  
82'0"

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