

Kitchen/ Lounge/ Diner  
14'0" x 23'1"

Storage/ Utility

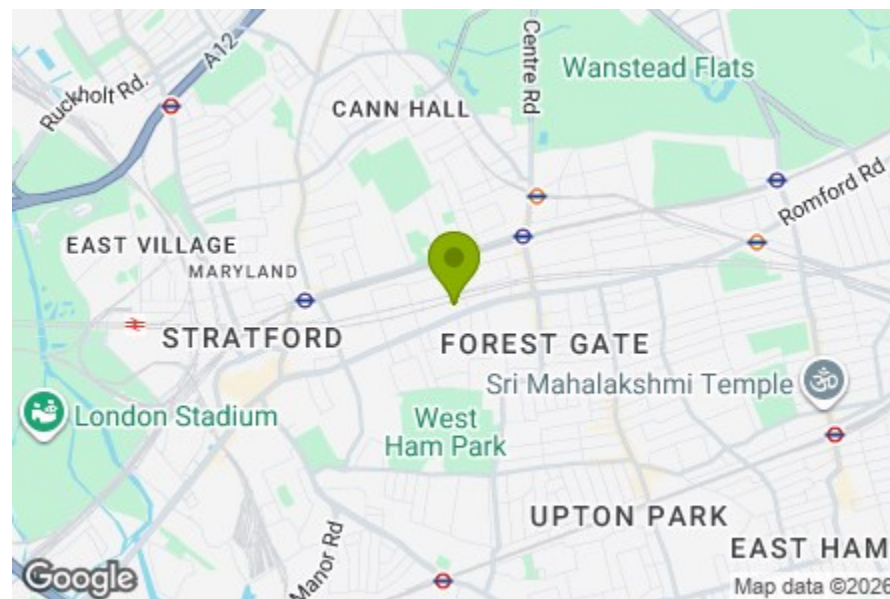
Bedroom  
6'8" x 23'1"

Bedroom  
10'0" x 14'3"

Bathroom  
6'4" x 7'6"

Garden  
20'9" x 32'11"

Total Area (Excluding Garden): 65.0 sq. m. 700 sq. ft.  
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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	83
(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



## ATHERTON MEWS, FOREST GATE

Offers In Excess Of £460,000 Share of Freehold  
2 Bed Flat



### Features:

- Two Bedroom Flat
- Ground Floor
- Private South West Facing Garden
- Very Well Presented Throughout
- Bright Open Plan Kitchen And Reception
- Utility Room
- Secure Bike Storage
- Short Walk To Forest Gate Station
- Well Located For Local Amenities

A beautifully presented two bedroom ground floor flat with a private south west facing garden, set within a well kept modern development in Forest Gate. You're a short walk from Forest Gate Station, with easy access to the Elizabeth line, and brilliantly placed for the neighbourhood's ever-growing choice of cafés, shops and everyday essentials.

REQUEST A VIEWING  
0203 397 2222

E11, E7, E12 & E15  
hello11@stowbrothers.com  
0203 397 2222

E4 & N17  
hello4@stowbrothers.com  
0203 369 6444

E17 & E10  
hello17@stowbrothers.com  
0203 397 9797

E18 & IG8  
hello18@stowbrothers.com  
0203 369 1818

E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
newhomes@stowbrothers.com  
0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

Property Maintenance  
propertymanagement@stowbrothers.com  
0203 325 7228

STOWBROTHERS.COM  
@STOWBROTHERS



**IF YOU LIVED HERE....**

You'll love the generous proportions of your purpose-built home, and you'll really appreciate how it's been designed with modern living in mind. The heart of the home is the bright open plan kitchen and reception, a light-filled space with smart herringbone flooring underfoot, a clean contemporary finish and large doors opening straight out to the garden. There's plenty of room here to cook, eat, host friends or simply stretch out at the end of the day, with the outdoor space adding an easy sense of flow in warmer months.

Elsewhere, the layout is practical and well considered. Both bedrooms are a good size, with calm décor and soft natural light, while the bathroom is sleek and modern with a polished finish. The utility room is a particularly useful addition, keeping laundry and household storage tucked neatly away. Altogether, it's a home that feels carefully arranged and easy to settle into from the start.

As for beyond, this Forest Gate location means you've got a great choice of amenities, greenery and transport options. You have access to the Elizabeth line within ten minutes of leaving your front door, but the buzz of the local area will keep you wanting to stay close to home.

**WHAT ELSE?**

- Drivers are less than ten minutes from the North Circular.
- As well as West Ham Park nearby, you've got Wanstead Flats less than a mile away. Once Henry VIII's favoured hunting ground, it's now ideal for dog walkers, runners and slow weekend afternoons outdoors.
- Stratford is just a few stops away on the bus, where you have an excellent choice of further perks, including Westfield, the Olympic Park and East Bank, the new cultural quarter bringing together institutions such as Sadler's Wells, the BBC and the V&A



**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

**REQUEST A VIEWING**  
0203 397 2222

**FOLLOW US ➔ @STOWBROTHERS**  
**STOWBROTHERS.COM**