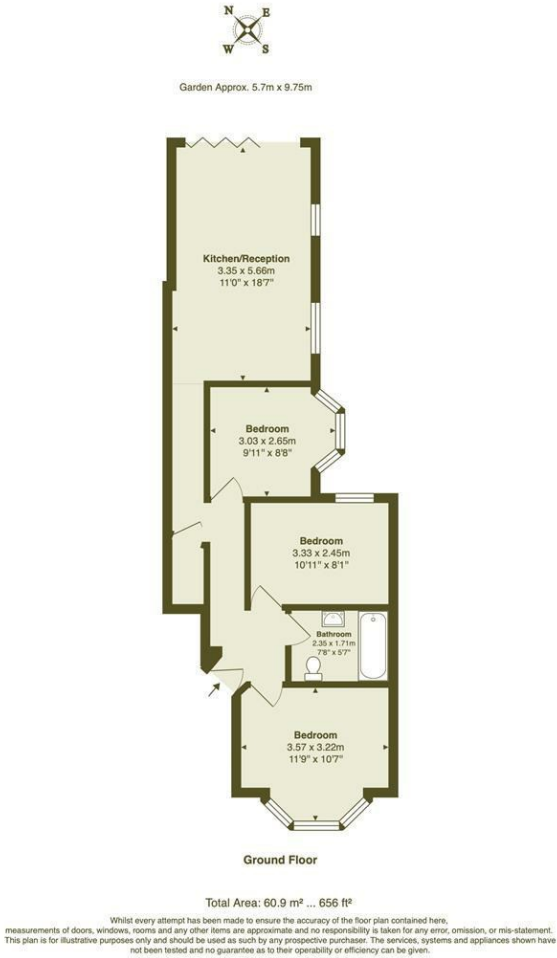




Bedroom
11'8" x 10'6"

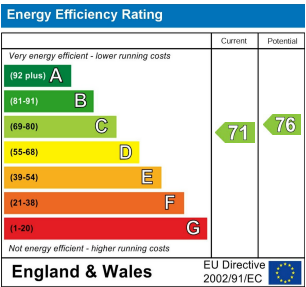
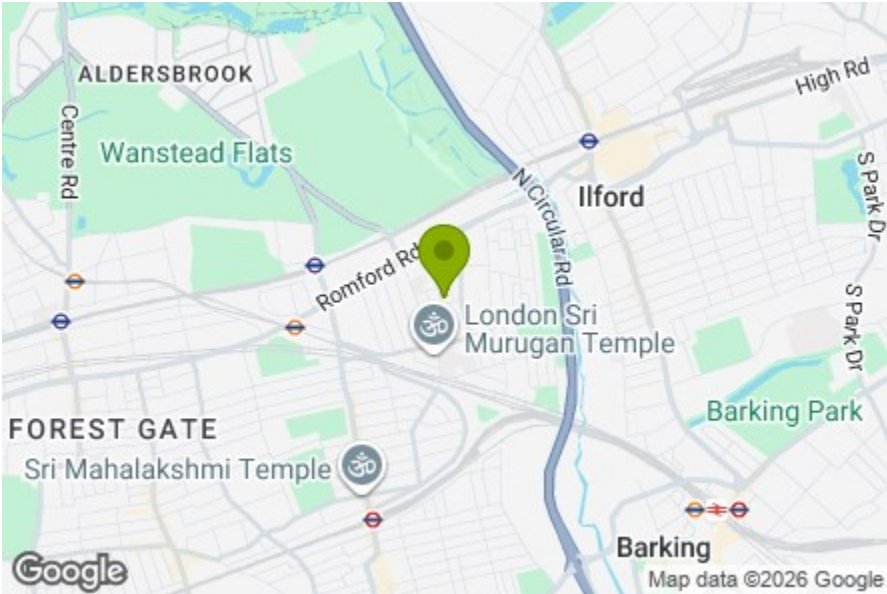
Bathroom
7'8" x 5'7"

Bedroom
10'11" x 8'0"

Bedroom
9'11" x 8'8"

Kitchen/Reception
10'11" x 18'6"

Garden
18'8" x 31'11"



SIXTH AVENUE, MANOR PARK

Offers In Excess Of £435,000 Share of Freehold
3 Bed Apartment - Conversion



Features:

- Victorian Conversion
- Three Double Bedrooms
- Refurbished Family Bathroom
- Ground Floor
- Private Garden
- Extended Open Plan Kitchen/ Living Space
- Close to Shops & Amenities
- Walking Distance to Manor Park Station
- Easy Access to Wanstead Flats
- Beautifully Presented

Set in Manor Park, this beautifully presented three bedroom Victorian conversion pairs generous proportions with a wonderfully colourful interior and a private garden. You're well placed for the shops and amenities around Manor Park, with Wanstead Flats close by and Manor Park Station making journeys across London straightforward.

REQUEST A VIEWING
0203 397 2222

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0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
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0203 369 1818

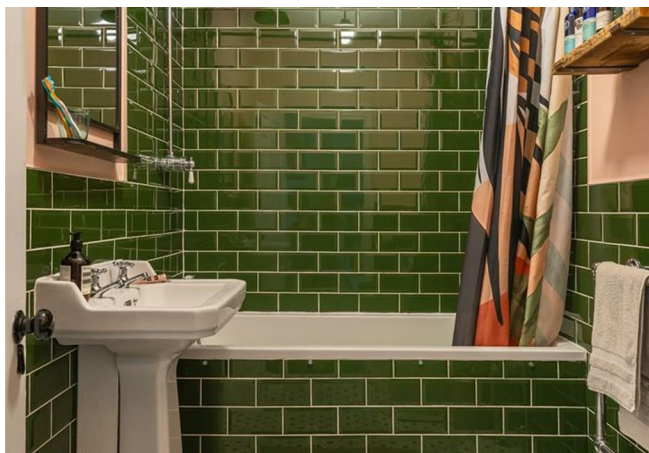
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IF YOU LIVED HERE...

Everything unfolds across the ground floor, beginning with three double bedrooms arranged off the hallway. The largest sits at the front, with a bay window, shutters and built-in wardrobes providing plenty of storage, while the two further bedrooms continue the home's playful approach to colour. The recently refurbished family bathroom is particularly characterful, combining deep green metro tiles with soft pink walls, monochrome flooring and a bath with shower above. There's also a cellar, a brilliant addition that provides valuable extra storage without taking space away from the main living areas.

Continue along the hallway and the layout opens up into the extended kitchen and reception space at the rear. Pale cabinetry, timber worktops and white metro tiles define the kitchen, with space for a dining table alongside. The living area brings in warmer terracotta tones, wood-effect flooring and decorative cornicing, while wide folding doors open directly onto the garden. It's a lovely transition from inside to out, with a paved terrace giving

way to lawn, established planting and plenty of room to enjoy warmer days.

WHAT ELSE?

- The Golden Fleece sits right on the edge of Wanstead Flats, a family-friendly local pub with a large garden and outdoor play area.
- The Cider House is another well-loved community spot, combining a play café with a relaxed place for locals to meet for a drink.
- Manor Park Station is within walking distance, with Elizabeth line services making journeys towards Stratford, Liverpool Street and central London straightforward.



A WORD FROM THE OWNER...

"The flat is so nicely done, we love our gorgeous bathroom and the bifold doors that take you out to our large garden (for London!). We've got three bedrooms on a ground floor flat, it's super spacious and has fit us all comfortably using the smallest bedroom as a home office. We've got a massive cellar that we currently use as storage and our upstairs neighbours are lovely - they recently redid their flat and have helped us when we needed home repairs too. We sent our child to a nursery just around the corner which we loved, and he's just started primary school now. There's an abundance of outstanding schools around us. We're 8 minutes walk to the Elizabeth line which is super handy for commuters. The transport links around here are really second to none, with the Overground and also East Ham Station walking distance. There's amazing parks nearby both Wanstead Flats, Wanstead Park and for those who have kids Little Ilford with a brand new playground. There's great pubs, we love The Golden Fleece and it's a walk to Forest Gate with its play cafes and more lovely places to eat. We've made a ton of friends and have built a great community. It's been a great starter home and we will be so sad to leave."

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