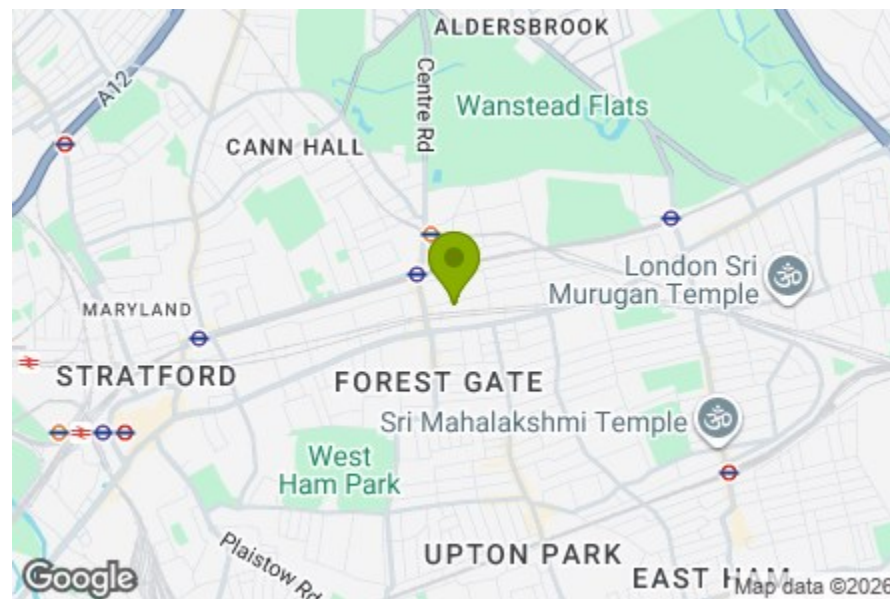


Total Area: 62.0 m² ... 667 ft² (excluding shed, balcony)
All measurements are approximate and for display purposes only

- Kitchen
11'5" x 6'9"
- Reception Room
13'10" x 13'2"
- Balcony
- Bedroom
13'2" x 10'6"
- Bedroom
11'5" x 9'4"
- Bathroom
8'5" x 4'9"
- Shed



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	



CLAREMONT ROAD, Offers In Excess Of £325,000 Leasehold 2 Bed Flat



Features:

- Two bedroom Apartment
- Well Presented Throughout
- West Facing Balcony
- Chain Free
- Short Walk to Wanstead Flats
- Close to Forest Gate Station

A bright and well-presented two bedroom apartment set on Claremont Road, just moments from the wide open greenery of Wanstead Flats and within easy reach of Forest Gate station. With a west facing balcony, thoughtful interiors and a peaceful setting, this is a home that balances calm surroundings with strong connections across East London.

REQUEST A VIEWING
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0203 397 9797

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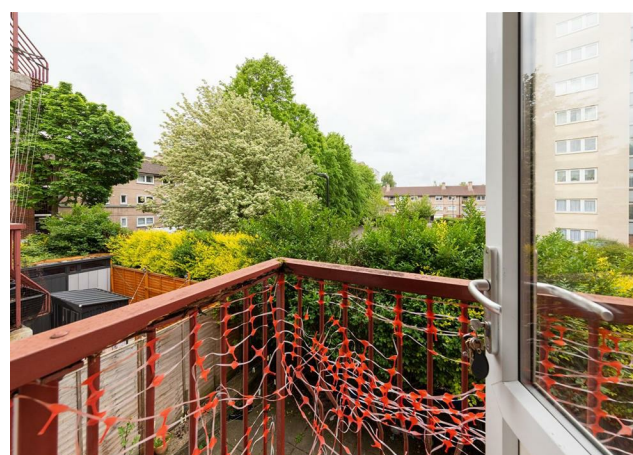
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IF YOU LIVED HERE...

Set within a well-kept modern development, the apartment opens into a generous central hallway leading through to the open plan kitchen and reception room. Large glazed doors draw in plenty of natural light and open directly onto the west facing balcony, a lovely spot for a morning coffee or winding down in the evening sun. The living space has been carefully arranged for day-to-day living, with room to cook, dine and relax in one easy flowing setting.

Both bedrooms are comfortable doubles, finished in calm neutral tones and presented in excellent order throughout. The principal bedroom feels especially bright thanks to its large window, while the second bedroom offers flexibility for guests, working from home or growing families. The bathroom is smartly finished with contemporary fittings and clean lines, while additional storage keeps things feeling practical and uncluttered. Being offered chain free adds an extra layer of ease for anyone looking for a smooth move.

WHAT ELSE?

Wanstead Flats is just a short walk away, offering acres of open green space for weekend walks, running routes and slower afternoons outdoors. Forest Gate station is close by for the Elizabeth line, making journeys into the City, Canary Wharf and beyond feel quick and straightforward. The area has a growing collection of independent cafés, bakeries and neighbourhood favourites, alongside everyday essentials all within easy reach. You're also well placed for nearby Winchelsea Road and the arches, home to popular local spots including The Wanstead Kitchen and Wild Goose Bakery.



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

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