

EST **THE STOW** BROTHERS 2014

SALES / LETTINGS / NEW HOMES / MANAGEMENT



Vale Road, London
£695,000 Leasehold
3 bed, House - Townhouse





Features

- Full Stamp Duty Covered
- Three Bedroom Townhouse
- Private Roof Terrace
- Help to Buy Available
- On Street Parking
- 4 Minutes Walk to Forest Gate Station (Approx)
- 7 Minutes Walk to Wanstead Park Station (Approx)
- 10 Year Building Guarantee
- A Short Walk to Wanstead Flats

A striking new designer development from renowned developers, GS8, enviably located just moments from Forest Gate station. This handsome art deco creation is home to a trio of impressive townhouses. Stunning views of The City skyline can be seen from many of the properties.

GS8, recently profiled by The Times, are a renowned young firm with a growing reputation for eco friendly, locally minded contributions to the community and perfectly practical, architecturally innovative additions to the local skyline.





➔ Request a viewing, E17: 0203 397 9797 / E11: 0203 397 2222 / E4: 0203 369 6444

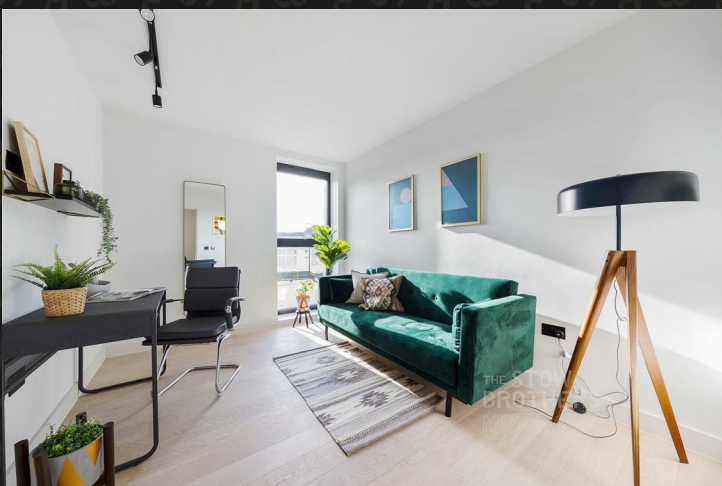
➔ IF YOU LIVED HERE...

FULL STAMP DUTY COVERED

You'll be enjoying life in a flawlessly designed development in a central location within 20 minutes of The West End (Forest Gate, Crossrail), while inside Design & Decor is of the highest standard throughout. From the moment you step into your bright and unusually sizeable entranceway with double height ceiling's, you'll appreciate the generous use of space throughout. Your sizable lounge/kitchen continues the theme – keeping things bright with pale blonde engineered hardwood underfoot and floods of natural light pouring in from your Terrazzo floored front terrace.

The kitchen area's smartly decked out with a sleek suite of white cabinets, with marbled effect quartz worktops, matt black fittings and a full complement of integrated Bosch appliances. All three bedrooms are stately doubles, finished to an immaculate standard. The stylish bathrooms take inspiration from the Art Deco Era and are truly unique. Your ground floor WC is finished in striking black porcelain tiling from floor to hip, and striking burgundy to the ceiling giving the space a warm and comforting feel. Fittings are matt black and flawless. By contrast, but equally striking, your family bathroom's dressed in pure white from head to toe with a beautiful arch over the tub and sleek matt black fittings. Finally, all wet spaces feature underfloor heating, you have plenty of storage and a laundry/utility room with Bosch washer/dryer.

Outside, Forest Gate station is less than five minutes' walk. From here you can already get to Liverpool Street in just eleven minutes, and with the arrival of Crossrail you can expect journey times to improve still further, as well as having direct nineteen minute runs to the West End via Bond Street and the new Elizabeth Line. Work has already begun on the station itself, with new ticket offices and platforms. You have access to permit parking and drivers can be on the North Circular in just ten minutes.



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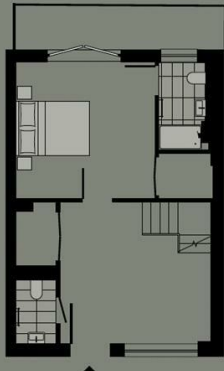


WHAT ELSE?

- The great green expanse of Wanstead Flats, once the favoured hunting ground of Henry VIII and still some of the vastest green space for miles around, is just a half mile on foot anytime you fancy getting back to nature.
- Stroll a little further and you come to our social hub of Winchelsea Road with a fine range of wining and dining options nestled in the railway arches, including our favourite, Burgess & Hall.
- Parents will be pleased to know you have no fewer than thirty one primary/secondary schools in a one mile radius alone, all rated 'Good' or better by Ofsted. The 'Outstanding' St Angela's Ursuline School is just five minutes' walk.

Townhouse 3

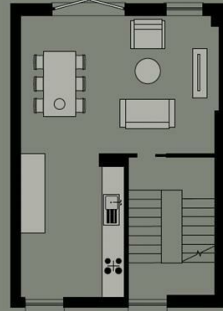
3 Bedroom, 2 Bathroom
Triplex



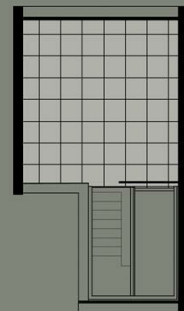
Ground Floor



First Floor



Second Floor



Third Floor

Total area: 1,646.88 sqft (153 sqm)
Internal area: 1,361.63 sqft (126.5 sqm)
Winter garden /balcony: 75.35 sqft (7.0 sqm)
Roof Terrace: 209.90 sqft (19.5 sqm)



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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



→→ E17 Office
236 Hoe Street
E17 3AY
0203 397 9797
hello17@stowbrothers.com

→→ E11 Office
117a High Street
E11 2RL
0203 397 2222
hello11@stowbrothers.com

→→ E4 Office
1 Bank Buildings,
The Avenue, E4 9LE
0203 369 6444
hello4@stowbrothers.com

stowbrothers.com
f i t @stowbrothers