



Total Area: 102.3 m<sup>2</sup> ... 1101 ft<sup>2</sup> (excluding outhouse)  
All measurements are approximate and for display purposes only.

Bedroom  
18'6" x 11'3"

Bedroom  
12'0" x 8'11"

Shower Room

Reception Room  
13'6" x 11'3"

Bedroom  
12'11" x 12'5"

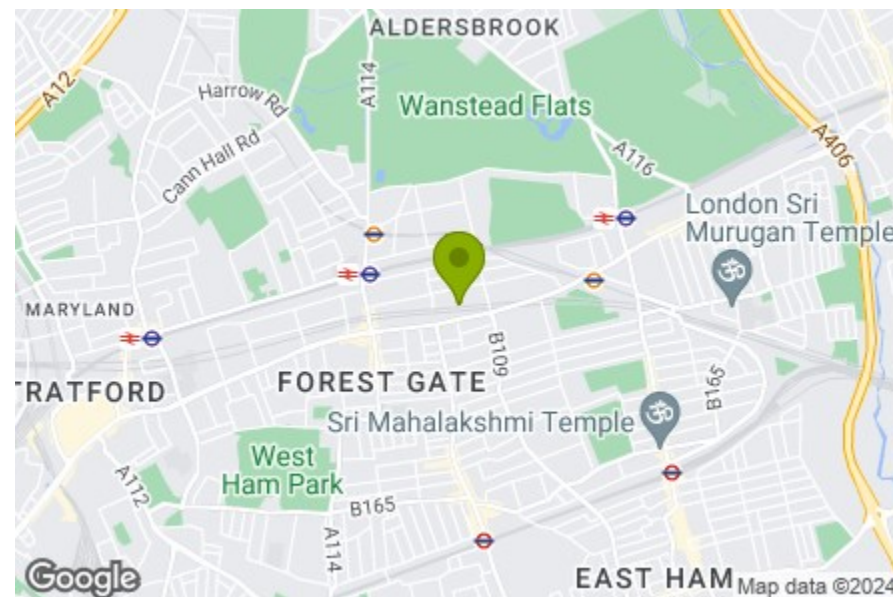
Bedroom  
12'9" x 8'0"

Kitchen  
8'4" x 7'3"

Bathroom  
8'4" x 4'11"

Summer House  
14'7" x 10'5"

Garden  
29'6"



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	54	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## WINDSOR ROAD, FOREST GATE Offers In Excess Of £525,000 Leasehold 4 Bed Apartment



### Features:

- Large Four Bedroom Flat
- Flexible Accomodation
- Two Bathrooms
- Separate Kitchen
- Private Rear Garden
- Large Summerhouse
- Woodgrange Conservation Area
- Moments to Forest Gate Station
- Close to Wanstead Flats

This spacious four bedroom, two bathroom apartment in Forest Gate is within easy walking distance of the shops along Woodgrange Road, the new Elizabeth Line station in the village centre, and the wide open green spaces of Wanstead Flats. Situated on the first floor of a Victorian house, the apartment also has its own section of the rear garden and a summer house.

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

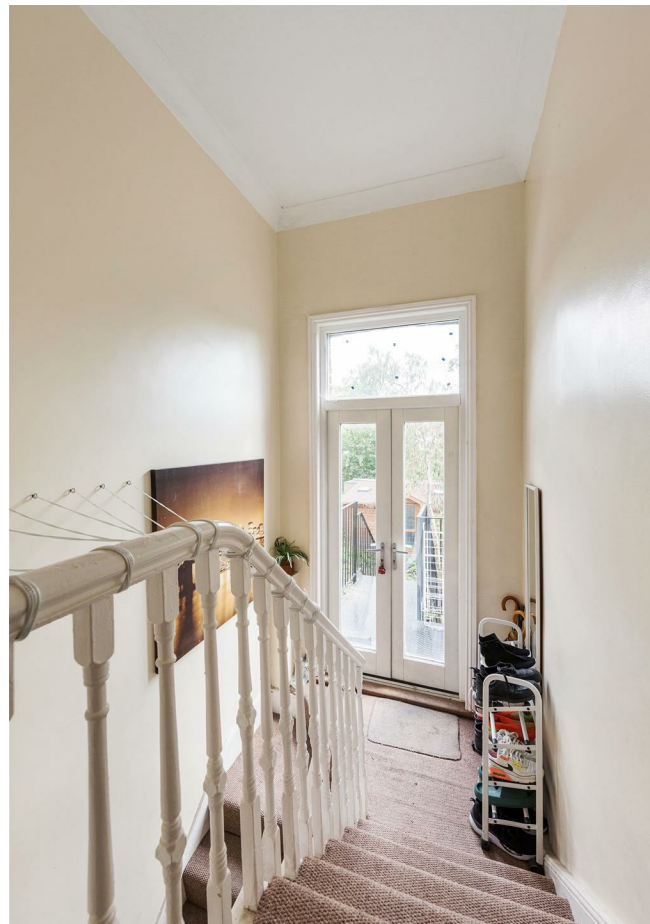
E8, E9, E5, N16, E3 & E2  
hellohackney@stowbrothers.com  
0208 520 3077

New Homes  
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0203 325 7227

Investment & Development  
id@stowbrothers.com  
0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

You'd enjoy the luxury of lateral living, with a generous 1,100 square feet of living space. From your ground floor front door your stairs lead up to a long central hallway which has doors to all rooms and double doors which give access to the back garden. The apartment comprises a large reception room, four bedrooms, a bathroom, shower room, and separate kitchen. The living room has simple, fresh décor and excellent natural light from a large window with lovely leafy views. The galley kitchen across the hall has garden views. All bedrooms are doubles, this provides lots of options for alternative usages, such as workspaces or reception rooms. The largest two rooms are at the front of the property, and one is fitted with wardrobes. The other two rooms at the rear both have great garden views. The bathroom and shower room share the same monochrome and contemporary styling, with marbled wall tiling, modern sanitaryware, and chrome fittings that include heated towel rails. The bathroom is a particularly serene space with a window that provides natural light. The garden, accessed directly from the hallway via glazed double doors and an

external staircase, is a sunny, south-facing space with an open aspect. A paved path leads to the summer house at the end. The property is in excellent condition throughout, with modern fixtures and fittings. It's decorated in a pale neutral palette that imbues it with a calm ambience.

WHAT ELSE?

- You're just over five minute from the popular local shops, cafes and restaurants along Woodgrange Road, and it's just a couple of minutes more to the centre of Forest Gate and the station.
- Forest Gate station on the new Elizabeth Line is a mere ten minutes' walk away, From here you can catch direct trains to Westfield Stratford City and transport hub (4 minutes), the City (Liverpool Street 13 minutes) and the West End (Tottenham Court Road 19 minutes) and beyond.
- The extensive green space of Wanstead Flats just over ten minutes from your door, and the 560 landscaped acres of the Olympic Park with its world-class sporting facilities are a quick cycle or tube journey away.



A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or meet friends for a drink at Burgess & Hall Wines (Roz and Paul there really know their grapes!). Or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW  
E7 BRANCH MANAGER

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