

Reception Room  
11'4" x 11'6"

Kitchen  
7'8" x 20'8"

Bedroom  
13'5" x 11'4"

Dressing Room  
4'11" x 4'0"

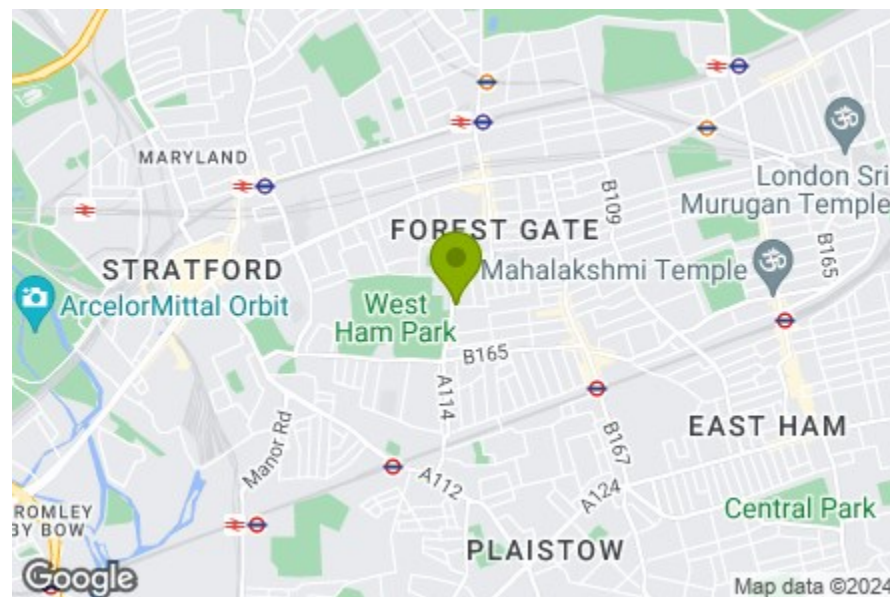
Bathroom  
7'3" x 8'9"

Storage  
3'10" x 10'11"

Outdoor Storage

Garden  
approx. 42'1" x 19'2"

Total Area (Including Storage & Outdoor Storage): 63.9 m<sup>2</sup> ... 688 ft<sup>2</sup>  
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	
Very energy efficient - lower running costs	Current Potential
(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



## UPTON LANE, FOREST GATE

Offers In Excess Of £350,000 Leasehold  
1 Bed Flat



### Features:

- Victorian Conversion
- One Double Bedroom
- Private Garden
- Good Decorative Condition
- Overlooking West Ham Park
- Good Transport Links
- Lower Ground Floor

An elegant and substantial one bedroom apartment, on the lower ground floor of a grand Victorian townhouse, looking out over the open greenery of West Ham Park. Smartly finished throughout you have a dedicated front door and private garden.

Step out from your kitchen for that wonderfully secluded private sunken deck. Perfect for morning coffee.

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...

Step inside and your bay windowed bedroom is immediately to the left, softly carpeted, naturally bright and with a striking tower radiator. There's soft grey timber panelling above the bed and a sumptuous walk in wardrobe. Next door your bathroom's an equally luxurious affair, with large format, letterbox slate tiling underfoot, a sleek designer suite and a step up, walk in rainfall shower cubicle.

Step through your door at the end of the hallway and blonde hardwood gives way to smoky grey vinyl. Your lounge is laid semi open on the left, 130 square feet, with a striking royal blue statement wall and views out onto your private garden. Finally your kitchen's a smart, modern affair, with seamless banks of matt white cabinets, matching work surfaces and splashbacks, all home to integrated appliances.

Literally on your doorstep, West Ham Park is seventy seven acres of open green space, home to cricket nets, tennis courts, football pitches, running track, ornamental gardens and an outdoor gym. Ideal for morning jogs and evening strolls alike, it's a life changing spot to have at your fingertips. It's also the site of the first ever FA Cup goal.

#### WHAT ELSE?

- Forest Gate station is around a fifteen minute stroll away, for direct connections to Liverpool Street and Tottenham Court Road via the speedy new Elizabeth line.
- You have a substantial dedicated storage unit on your right as you enter, plus another secure storage unit in your garden. always a welcome bonus in London apartments.
- If you want to jump on the tube then Upton Park station is just fifteen minutes away for the District and Hammersmith & City lines.



#### A WORD FROM THE OWNER...

"We've been extraordinarily lucky to call this place our home for the past five years. It's a special flat with a garden that really comes alive in Spring and Summer, and high ceilings inside giving the place a very spacious feel. We've hosted some unforgettable summer BBQs for friends and family, and spent many happy mornings having coffee and pastries from local bakeries on the deck.

The walk-in wardrobe in the bedroom and the wine fridge in the kitchen were some of the highlights that made us so excited to buy the property and even after all this time, the novelty of those things still hasn't worn off. The flat being on basement level means it's naturally cool during heatwaves, and retains heat well in the cosy winters. It's perfectly situated for afternoon strolls through beautiful West Ham Park, and just a 10/15 minute jaunt up to Forest Gate's buzzy high street, where Gio's and Joyau keep the wine ridge well stocked. The jazz evenings on Wednesday round the corner at The Red House are always great fun and a good excuse to have a drink with our neighbours. We've absolutely loved living here, and we wish the next owners of this wonderful home as many happy memories as we have made here."

REQUEST A VIEWING  
0203 397 2222

FOLLOW US → @STOWBROTHERS  
STOWBROTHERS.COM