

Total Area: 44.3 m² ... 476 ft²

All measurements are approximate and for display purposes only

Hallway
4'11" x 14'2"

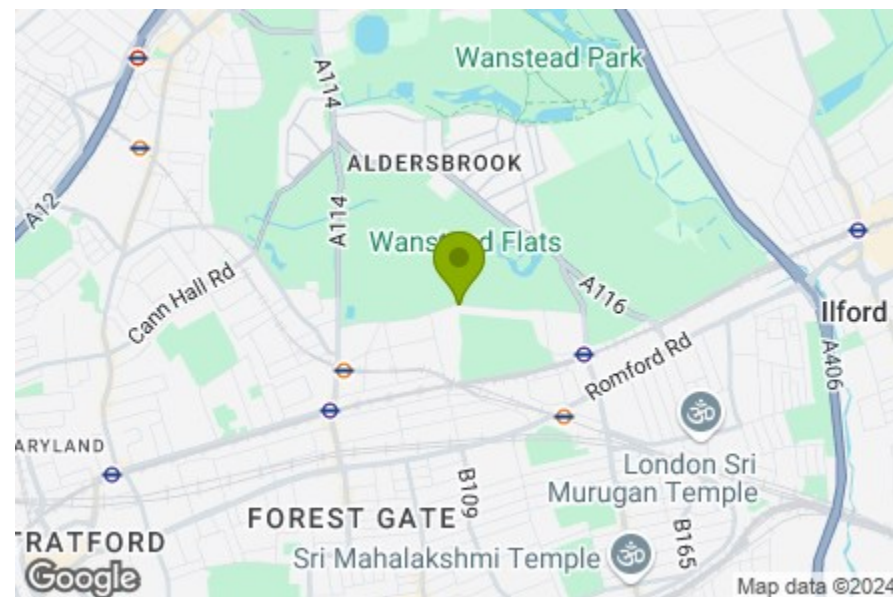
Bathroom

Reception room
10'7" x 13'8"

Bedroom
9'9" x 10'11"

Kitchen/Diner
8'3" x 13'8"

Courtyard



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		69	77
		EU Directive 2002/91/EC	

CAPEL ROAD, LONDON

Offers In Excess Of £225,000 Leasehold
1 Bed Apartment - Conversion



Features:

- One Bedroom Period Conversion
- Courtyard Garden
- Views over Wanstead Flats
- Lower Ground Flat
- Forest Gate Village
- Close to Forest Gate Station
- Cash Buyers only

CASH BUYERS ONLY

A charming lower ground floor one-bedroom period conversion flat with private garden space, located mere moments from the vast expanse of Wanstead Flats and close to the delightful Forest Gate Village. You're also near Forest Gate station with trains taking you to Liverpool Street in thirteen minutes.

You're in a fantastic area for local amenities with a multitude of shops, cafes and bars close by but if you fancy more, take a short stroll down to Forest Gate station where you can jump on a train and a three minute ride to Stratford with its infinite retail therapy options at Westfield.

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

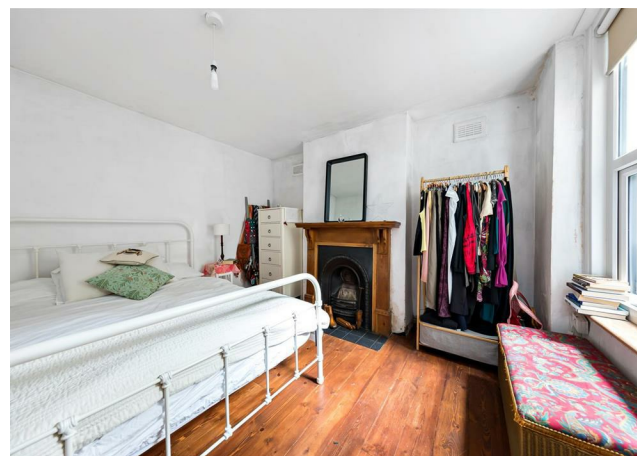
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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...

You'll be raring to get going on making this your new home. This adorable apartment is full of character and you'll be eager to stamp your own on it as well. As you walk into your 145 square foot reception room you'll be wowed by the blissful bay windows which provide a deluge of luscious natural light to your personal space. Your original wooden floorboards add a real rustic charm and once it's full of your stuff it will be the perfect place for you to relax with a boxset for an evening after a hard day.

At over 110 square feet your kitchen is a liberating space to practice your culinary skills while your charming white bathroom contains a brilliant bathtub to soak in or a shower for when you're on the go. Your beautiful bedroom contains an attractive original Victorian fireplace and again, those sumptuous wooden floorboards and finally your brick herringbone-patterned garden space is a great spot to enjoy morning coffee or drinks with friends in the evening.

Locals are immensely proud of the Forest Gate Village area and once you're a local, you will be too. The Scandinavian style cafe Tromso and yoga club The Space East are just two of the ultra cool establishments at the arches in Cranmer Road, just half a mile from your home and those are just the tip of a very large iceberg.

WHAT ELSE?

- You're just over two-thirds of a mile from legendary Pie Republic on Upton Lane, where you can get some classic East End grub as well as milkshakes and mocktails.
- You're also close to Wanstead Park and Manor Park station as well as myriads of bus routes giving you even more transport options.
- The Golden Fleece is a traditional pub serving cask ales and great burgers and is just a third of a mile from your home.



A WORD FROM THE OWNER....

"I have loved living on Capel Road for the past 20 years. It has always been a quiet friendly street. In Nov 2019 we set up a WhatsApp group for the Pub to Ridley Road which has created almost a village community where we share information/plants/household items. During recent months it has been a godsend to live opposite Wanstead flats where there are duck ponds with several swans and a 15 min walk away is Wanstead Park with has amazing bluebell forest which is in bloom in the spring. Forest Gate now has several independent coffee shops which is a 10 min walk away. There are great transport links to Stratford & Central London. Forest Gate & Manor Park stations are equidistance (10-15 min walk) from flat which are on the new Elizabeth Line into Central London (and further soon). Wanstead Part Station will take you north all the way to Gospel Oak."

REQUEST A VIEWING
0203 397 2222

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM