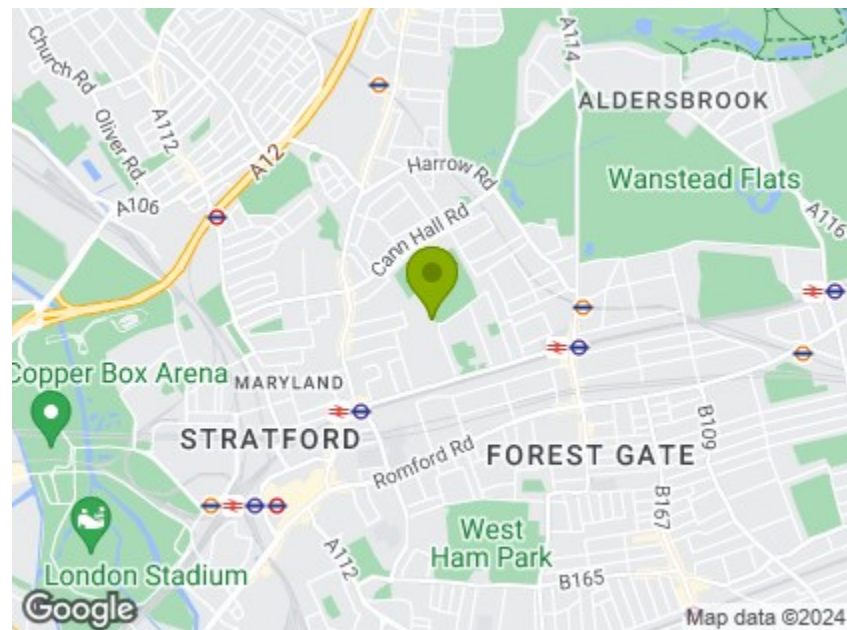


Total Area: 93.5 m² ... 1006 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (92 plus)	65 85
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



BUCKINGHAM ROAD, LONDON

£2,400 Per Calendar Month
 3 Bed House



Features:

- Three Bedroom House
- Spacious Living Room
- Modern Decor
- Downstairs Bathroom
- Private Garden
- Off Street Parking for One Car
- Walking Distance to Forest Gate Station
- Minimum 12 Months Tenancy
- Available to One Household

A beautifully finished bright three bedroom family home, with a peaceful private garden and handy off street parking. All perfectly placed on a serene street, within walking distance of Forest Gate station for the speedy Elizabeth Line.

Situated within easy walking distance of the social hub of Winchelsea Road, the tranquil greenery of Forest Lane Park and Wanstead Flats and surrounded by 'Outstanding' schools, this is a fine find for families.

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

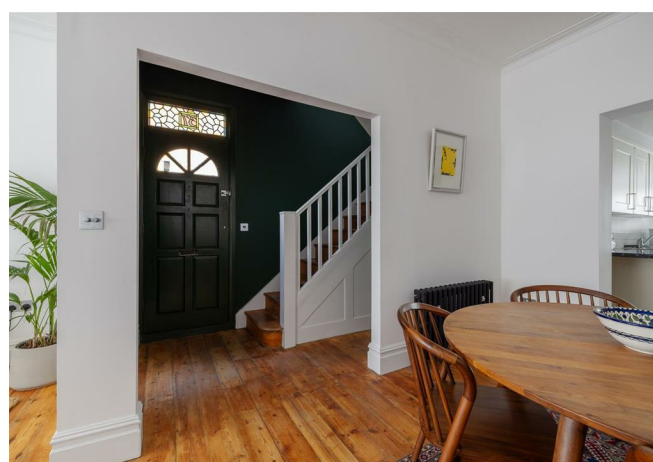
E8, E9, E5, N16, E3 & E2
 hellohackney@stowbrothers.com
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New Homes
 newhomes@stowbrothers.com
 0203 325 7227

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 0208 520 6220

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IF YOU LIVED HERE...

You'll be stretching out in your 300 square foot living room, as that characterful box bay window washes the crisp white walls in light. There's plenty of room for cosy living area as well as a large dining table, perfect for entertaining. Stepping through to your kitchen, the rich restored floorboards give way to stylish stone tiling while two lengthy flanks of cream cabinets are topped with glossy granite style worktops and integrated appliances. Sparkling double patio doors guide the way to your low maintenance, part paved, private garden. You could choose to cultivate the foliage, establish a lawn or just enjoy the easy care space as it is in BBQ season.

Your downstairs bathroom is tiled in tasteful tones, a backdrop to your gleaming glass doored stand alone shower and your luxurious double ended tub, the perfect place to unwind with a book after a long day. Head through your enchanting emerald hall and upstairs for your first bedroom, a large 160 square

feet. Two sash style windows bathe the space in light and cast iron radiators provide a charming characterful feature. Your second, 100 square foot and third, ninety square foot bedrooms are also fresh, bright and pristine.

You're an enviable twelve minute stroll from the reclaimed arches of Winchelsea Road. Housing locally loved independent venues, such as the Wanstead Tap, a community hub that features an eclectic array of events, alongside a local craft beer menu and not forgetting the wonderful Wild Goose Bakery that serves up sustainable South African delights. On a sunny day you can stretch your legs in the fantastic Forest Lane Park, just a six minute walk away. Or you could choose to explore historic Wanstead Flats. For commuting or venturing further afield Forest Gate station is a sixteen minute walk away and the Elizabeth Line will speed you to Tottenham Court Road in only eighteen minutes.



WHAT ELSE?

- Parents will be delighted to discover the array of Ofsted rated 'Outstanding' schools and nurseries within a twenty minute walk. Your local 'Outstanding' primary, Earlham Primary, is just a twelve minute walk.
- You're just a thirty minute walk or ten minute cycle from the retail haven of Stratford Westfield, the plethora of shopping and dining options and a twenty screen cinema.
- The Forest Tavern may be your new family friendly local, this gorgeous gastropub is just fifteen minutes away on foot and hosts a sociable supper club for friendly foodies.

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Reception Room

14'9" x 22'5"

Kitchen

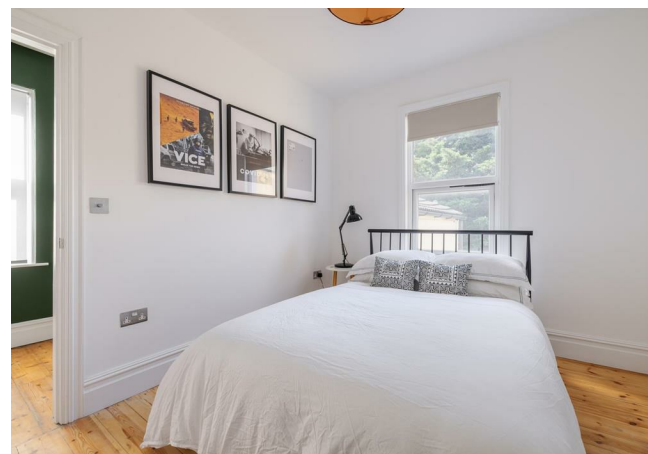
8'1" x 18'5"

Bathroom

7'1" x 11'6"

Bedroom

14'10" x 10'11"



Bedroom

9'5" x 11'2"

Bedroom

7'7" x 11'3"



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