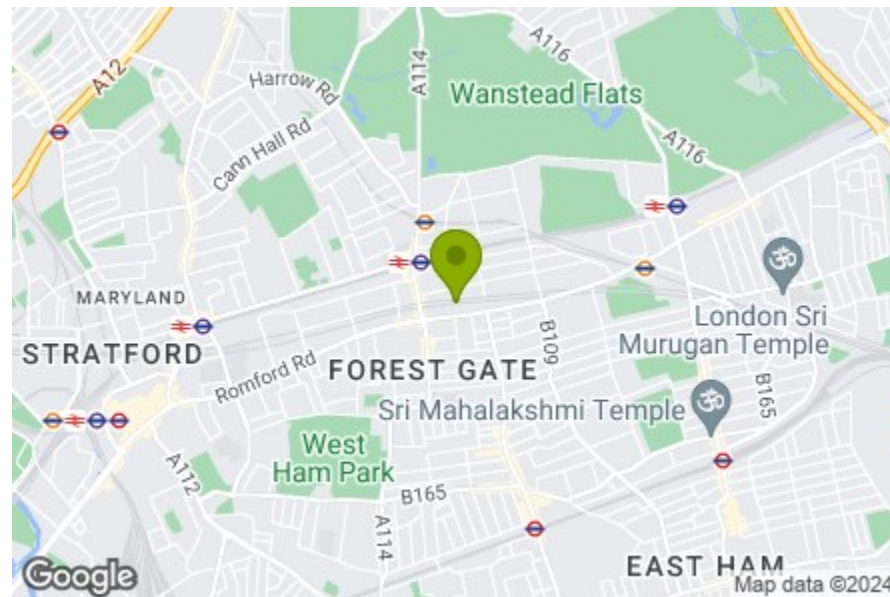


Total Area: 73.0 m² ... 786 ft²

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		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		71	80
	EU Directive 2002/91/EC		



WINDSOR ROAD, FOREST GATE

Offers In Excess Of £450,000 Share of Freehold 2 Bed Flat



Features:

- First Floor Victorian Conversion
- Two Double Bedrooms
- Conservation Area
- Share of Freehold
- Good Decorative Order
- Front Garden
- Potential to extend STP
- Close to Forest Gate Station

An impeccably appointed and unusually spacious two bedroom apartment, on the first floor of a substantial Victorian conversion, with the generous proportions of the period. The Elizabeth line links of Forest Gate are just five minutes on foot.

There's potential to extend here too, possibly exploring your loft as some of your neighbours have done (subject to the usual permissions).

REQUEST A VIEWING
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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

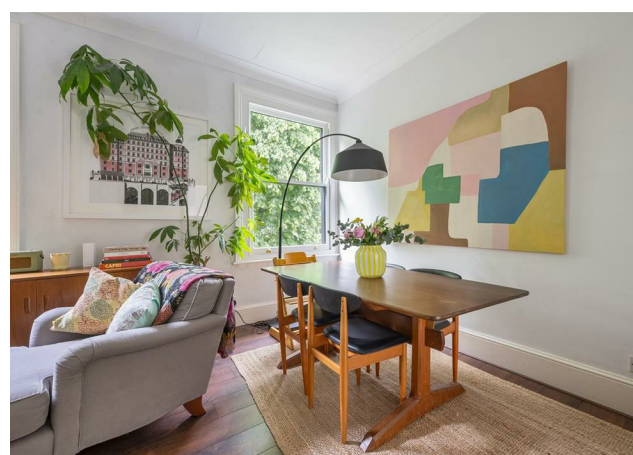
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
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newhomes@stowbrothers.com
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IF YOU LIVED HERE...

You'll climb the stairs and find your 200 square foot reception straight ahead. Twin sash windows frame leafy green views and dark hardwood floors flow underfoot, while the palest powder blue colour scheme makes the most of all that natural light. Next door your first bedroom, a handsome double of 150 square feet, shares the natural view.

Elsewhere your kitchen's elegantly dressed in smooth white cabinetry, smoky grey worktops, chrome fittings and metro tile splashbacks. Bedroom two, currently in use as the perfect nursery, looks out over the church at the rear, and is also blessed with a wealth of integrated storage. Finally your bathroom; immaculately tiled from double ended tub to ceiling, with an integrated rainfall shower.

Outside and, as noted, Forest Gate station is just five minutes on foot. From here the speedy Elizabeth line will get you straight to Liverpool Street in thirteen minutes, for a door to door City

commute of well under half an hour. If you're staying local then the endless open greenery of Wanstead Flats is just half a mile away on foot, perfect for a morning run. You'll forget you're in London.

WHAT ELSE?

- Heading to the West End? Tottenham Court Road is just twenty one minutes direct from Forest Gate.
- Parents will be pleased to find no fewer than ten 'Outstanding' rated primary/secondary schools all just a short stroll away. The 'Outstanding' Forest Gate Community School is less than half a mile on foot.
- Cyclists can join East London's growing network of secure cycleways just five minutes away on Romford Road, for clear runs all the way to Stratford, Westfield and the Olympic Park.



A WORD FROM THE OWNER...

"We have lived at 22C Windsor road for almost 10 years.

This has been a wonderful home for us filled with so many memories including welcoming two babies and becoming a family. We love the flat for its space, with big bright rooms, its light, and its privacy, set on the first floor and situated on a quiet road means it's always a quiet and relaxing place to be.

Forest gate is a great place to live, there is a strong community feel in the area & we have lovely neighbours surrounding us, we've made some amazing friends here. One of our favourite aspects about living here are the local green spaces, Wanstead Flats and Wanstead Park are just up the road, while at the same time we are close to the high street where there are great cafes, pubs and eateries to choose from, along with transport links including the Elizabeth line a few minutes walk away which makes travelling into central London quick and easy.

We will be sad to leave this special flat and hope someone will enjoy living here as much as we have."

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