

Bedroom
14'11" x 10'8"

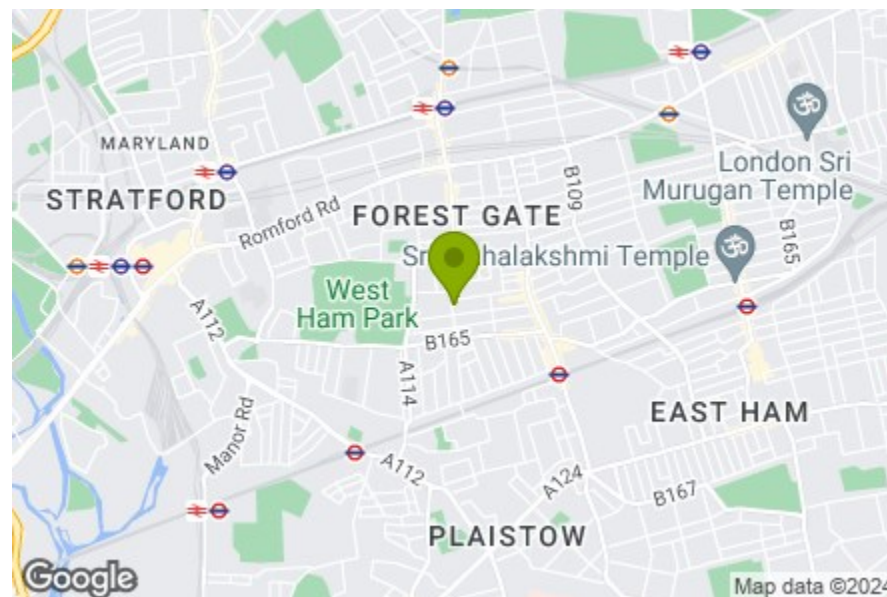
Bathroom

Bedroom
11'6" x 9'7"

Kitchen
8'6" x 8'0"

Reception Room
13'6" x 8'10"

Garden
65'7"



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	75
(69-80) C	79
(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



ST. ANTONYS ROAD, FOREST GATE

Offers In Excess Of £300,000 Share of Freehold
2 Bed Apartment - Conversion



Features:

- Victorian Conversion
- Lower Ground
- Private Garden
- Two Double Bedrooms
- Close to West Ham Park
- Chain Free
- Close to Upton Park Station

A lovely two bedroom apartment with bags of potential, tucked away on the lower ground floor of a substantial period conversion with dedicated entrance and private rear garden. You're also less than five minutes on foot from famous West Ham Park.

Forest Gate station is around a fifteen minute walk or five minute bike ride away, for the speedy Elizabeth line and direct thirteen minute connections to Liverpool Street and the City.

REQUEST A VIEWING
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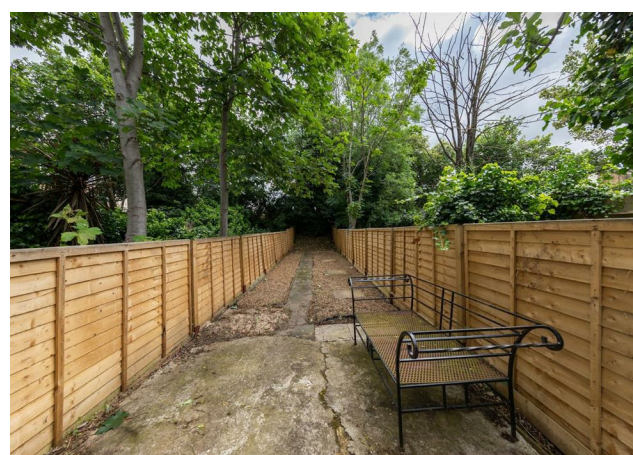
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

Step down from the street for your sheltered, entirely private front door, head inside and your principal bedroom is on the left. Well lit by your double glazed bay window, in here you have 140 square feet of space and laminate wood flooring. Next door your bathroom's pristine in white with oversized mirrors and a shower over the tub.

Bedroom two is next on your left, another double finished in white and blonde. Your kitchen's next dressed in sleek, underlit cream cabinetry, chunky white worktops and smoky grey letterbox splashbacks. It's laid open to your 130 square foot rear reception, for smooth hosting flow. Here sliding doors open to your private rear garden, so you can easily host al fresco.

Outside and, as noted, the great green space of West Ham Park is just five minutes away on foot. Over seventy acres of open greenery await, perfect for morning runs or evening strolls. The park's also home to tennis courts, cricket nets, kids'

playgrounds and ornamental gardens as well as plenty of sports clubs and classes. A great spot to have on your doorstep. As well as Forest Gate station nearby, you also have Upton Park tube just a half mile on foot, sat in Zone Three for the District and Hammersmith & City lines.

WHAT ELSE?

- Your private garden's a lengthy secluded courtyard, flanked by timber fencing and overhung with mature greenery. A splendid outdoor solace.
- The property is presented chain free, for that all important speedy and hassle free move.
- Stratford's landmark shopping and leisure colossus of Westfield is around a half hour stroll away, perfect for a casual weekend of retail therapy.



A WORD FROM THE OWNER...

"What initially attracted us to this flat, was the proximity to the beautiful West Ham Park and the close transport links. Working in London was made easy as the flat is close to Forest Gate and Upton Park stations. St Antony's Road is lovely and quiet, and we enjoyed sitting out in the private back garden which gets lots of sun and is very peaceful."

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