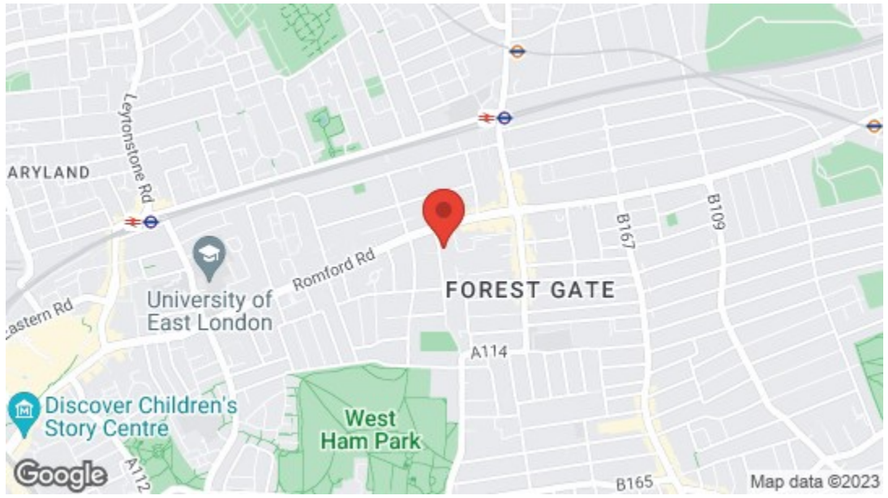
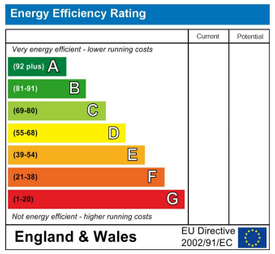
SECOND FLOOR

Approx. Gross Internal Area 591 Sq Ft - 54.90 Sq M (Excluding Terrace)
Approx. Gross Internal Area 763 Sq Ft - 70.88 Sq M (Including Terrace)

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 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.
www.lpaplus.com





E17 Office
236 Hoe Street
E17 3AY
0203 397 9797
hello17@stowbrothers.com

E11 Office
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E11 2RL
0203 397 2222
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E4 Office
1 Bank Buildings,
The Avenue, E4 9LE
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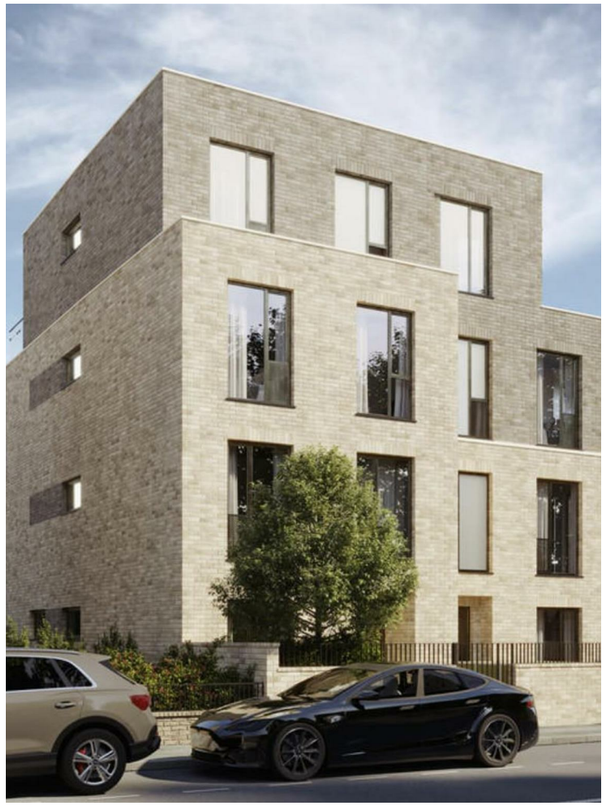
THE STOW BROTHERS
EST 2014
SALES / LETTINGS / NEW HOMES / MANAGEMENT

1 Disraeli Road, London
£365,000 Leasehold
1 Bed Flat

Features

- Fantastic Design
- Elizabeth Line 5 min walk
- High Street 5 min walk
- Great Transport links
- Underfloor heating
- Low Service charge
- Long Lease

This spacious one bedroom luxury apartment is on the second floor of a new boutique development in the heart of Forest Gate, close to shops, the Elizabeth Line station, and plenty of parks and green spaces.



WHAT ELSE?

- With a wide selection of shops, cafes, and amenities literally round the corner, and a new Elizabeth Line station just minutes away, the development is in a great location at the heart of a thriving and desirable local neighbourhood.

- There are lots of parks and green spaces within walking distance, including West Ham Park and the extensive Wanstead Flats. The Atherton Leisure Centre is also just a five minute walk away.

- Transport links are excellent, with a new Elizabeth Line station just a nine minute walk away with step-free air-conditioned trains which will whisk you to the local transport hub of Stratford in just four minutes, to Liverpool Street in 13, and the West End in 15. From Spring 2023 there will be direct trains to Heathrow, with journeys expected to take 59 minutes.

Request a viewing, E17: 0203 397 9797 / E11: 0203 397 2222 / E4: 0203 369 6444

IF YOU LIVED HERE

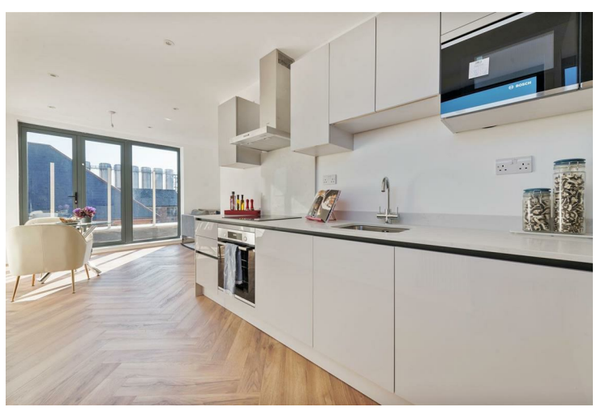
You'd enjoy living in this spacious and beautifully finished one bedroom apartment in the new Walter Court development. This is one of just seven apartments in the scheme, located in a quiet residential street just moments from central Forest Gate.

The apartment is light and airy, and flooded with natural light from floor-to-ceiling picture windows. A central hallway with a large built-in cupboard leads to the open-plan living room and bedroom at the rear of the apartment and the bedroom at the front.

The L-shaped open-plan living room is over 23 feet long, with a kitchen neatly tucked away at one end, and lots of space for sofas and relaxation at the other. This is a lovely, light room, with windows on three sides and double French doors which open onto the large private terrace at the quiet rear of the property. The chic and modern kitchen is by Hacker, a German company known for the high quality and excellent functionality of its designs, and all kitchen appliances are Bosch.

The main bedroom is also generously sized and has a west-facing window and Juliet balcony to the front of the property. The family bathroom has a bath and overhead shower; it is tiled and has a range of contemporary ROKA and Grohe fixtures.

The recently completed development is built to a very high standard. It has been designed to complement the period properties nearby, and sustainability has been carefully considered in the design and choice of materials. This includes new soft landscaping outside, a green roof, high-performance aluminium windows, water-saving sanitary fixtures and fittings, high levels of wall and roof insulation, and photovoltaic panels which provide some onsite power generation. There's also a secure cycle store in the landscaped front courtyard.



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