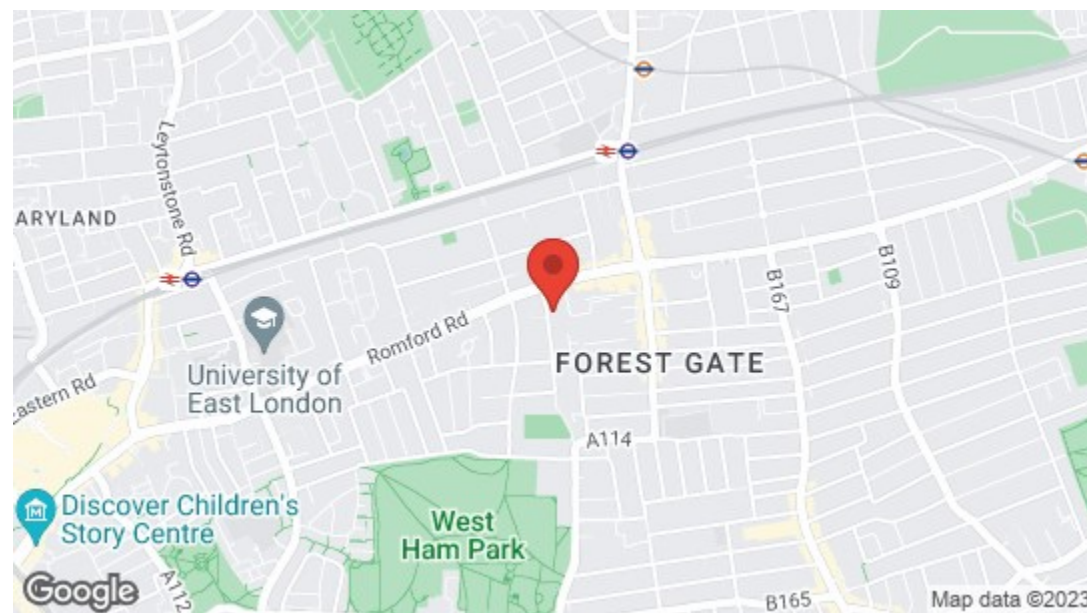




SECOND FLOOR

Approx. Gross Internal Area 527 Sq Ft - 48.96 Sq M (Excluding Balcony)
 Approx. Gross Internal Area 587 Sq Ft - 54.53 Sq M (Including Balcony)

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.ipaplus.com



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		EU Directive 2002/91/EC

I Disraeli Road, London
£335,000 Leasehold
 1 Bed Flat

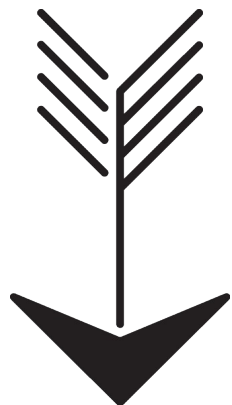


➔ E17 Office
 236 Hoe Street
 E17 3AY
 0203 397 9797
 hello17@stowbrothers.com

➔ E11 Office
 117a High Street
 E11 2RL
 0203 397 2222
 hello11@stowbrothers.com

➔ E4 Office
 1 Bank Buildings,
 The Avenue, E4 9LE
 0203 369 6444
 hello4@stowbrothers.com

stowbrothers.com
 f @ @stowbrothers

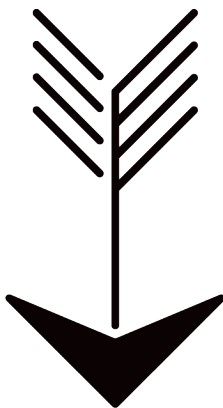


Features

- H2b Available
- Elizabeth Line 5 min walk
- High Street 5 min walk
- Great Transport links
- Fantastic Design
- Low Service charge
- Long Lease
- Underfloor heating

Help To Buy Available

This spacious two bedroom luxury apartment is on the top 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.



IF YOU LIVED HERE

You'd enjoy living in this spacious apartment in the new Walter Court development, with views across the rooftops from its third floor private terrace and large windows on all sides. This is one of just seven apartments in the scheme, and the only one on the top floor. The development is 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 has doors to the main open-plan living space at the rear of the building and the two bedrooms and family bathroom at the front.

The L-shaped open-plan living room is 19 feet long and dual aspect, with large windows facing east and west, and glazed French door onto a large private terrace that overlooks the quiet rear of the property. A well-equipped kitchen occupies one end of this open plan space, leaving lots of space for sofas and relaxation at the other. 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.

Both bedrooms are large doubles with lots of light from southwest-facing windows and Juliet balconies. The family bathroom in between 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.

