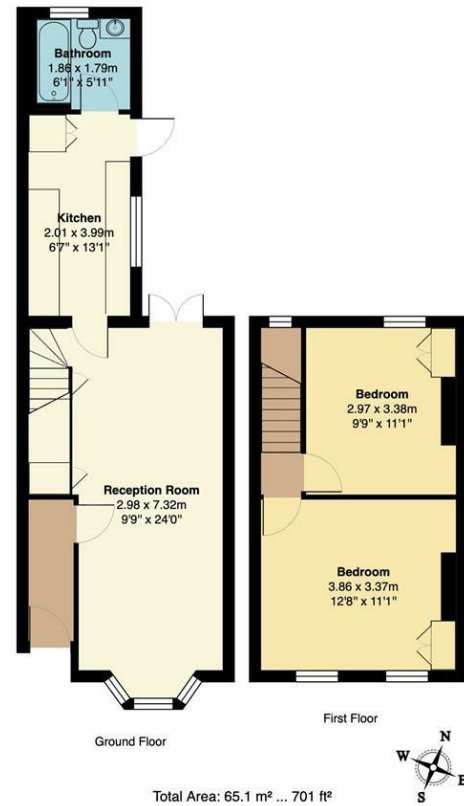
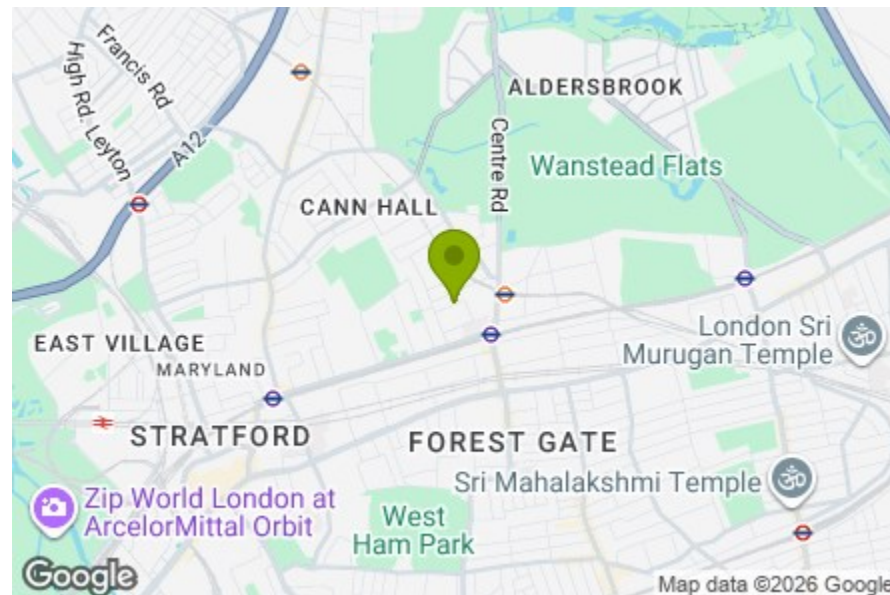


Garden - approx. 4m x 8m



- Reception Room
9'9" x 24'0"
- Kitchen
6'7" x 13'1"
- Bathroom
6'1" x 5'10"
- Bedroom
9'8" x 11'1"
- Bedroom
12'7" x 11'0"
- Garden
approx 13'1" x 26'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SUFFOLK STREET, FOREST GATE

Offers In Excess Of £600,000 Freehold 2 Bed House



Features:

- Two Bedroom House
- Victorian Terrace Full Of Period Charm
- Beautifully Renovated By The Current Owner
- Spacious Bay Fronted Through Reception
- Modern Kitchen And Bathroom
- Two Double Bedrooms
- Built In Storage To Both Bedrooms
- Short Walk To Forest Gate Station And Local Amenities
- Close To Wanstead Flats

Behind a classic Victorian façade on a peaceful residential street, this beautifully renovated two bedroom home pairs timeless character with thoughtful contemporary design. From the generous through reception to the carefully finished kitchen and bathroom, every space has been updated with care while retaining the charm that makes these homes so enduringly popular. Forest Gate Station, local independent favourites and the wide open green spaces of Wanstead Flats are all within easy reach.

REQUEST A VIEWING
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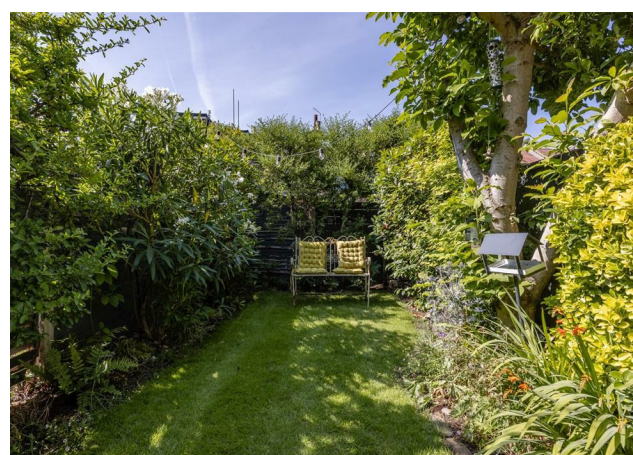
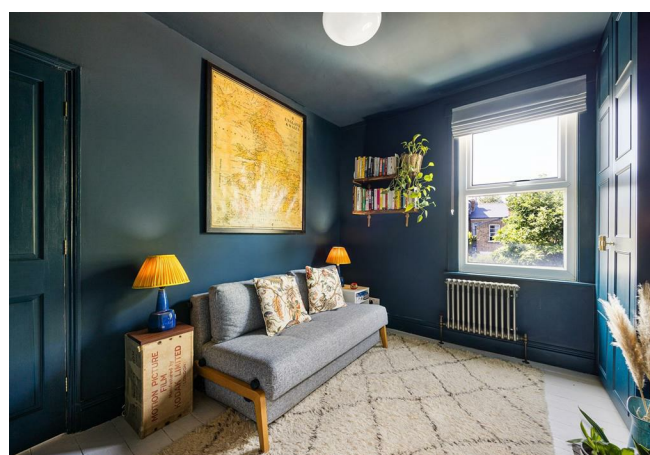
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IF YOU LIVED HERE....

Beyond the handsome Victorian frontage, a set of traditional railings and gate frames the tiled pathway leading to the front door, you'll step into a beautifully renovated home where period character sits comfortably alongside contemporary design. The generous bay fronted through reception is full of natural light, with warm timber flooring, original proportions and tasteful décor creating an inviting setting for both relaxing and entertaining. Bespoke shelving beneath the staircase makes clever use of every inch, while beyond, the sleek kitchen has been thoughtfully designed with rich teal cabinetry, crisp white worktops and brass fittings. Underfloor heating brings an extra touch of comfort, and glazed doors open directly onto the garden, creating an easy connection between inside and out. At the rear, the stylish bathroom continues the same careful attention to detail, with striking green tiling, quality fittings and underfloor heating adding a subtle touch of everyday luxury.

Upstairs you'll find two generous double bedrooms, each filled

with natural light and benefiting from built-in wardrobes that provide excellent storage while keeping the rooms calm and uncluttered. The principal bedroom stretches across the front of the house with ample space for additional furniture, while the second bedroom enjoys a peaceful outlook over the rear garden. Outside, the garden offers a leafy retreat with plenty of room for dining, planting or simply unwinding in the warmer months.

WHAT ELSE?

Forest Gate Station is a short walk away, with the Elizabeth line offering swift connections into Stratford, the City, the West End and beyond.

Wanstead Flats is moments from your door, providing acres of open green space for morning runs, weekend walks and summer picnics.

The neighbourhood continues to flourish, with nearby favourites including The Holly Tree, Wild Goose Bakery and the independent cafés, restaurants and shops around Forest Gate's growing high street.



A WORD FROM THE OWNER...

"We have put a lot of love and time into making this house a proper home; a love of vintage has flowed in the restoration process, from sourcing original Victorian ironwork to salvaging old school laboratory worktops to use in the bathroom and kitchen.

The house is on a quiet but friendly street in a fantastic location, just 5 minutes walk to the Elizabeth line and the overground. We love the community in Forest Gate and the various shops, cafes, and bars - from going to the local Woodgrange market on Saturdays, buying great ingredients from Cups and Jars, or going for a drink in Joyau or Giovannas; or just simply going for a wander through Wanstead Flats and up into Epping Forest."

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