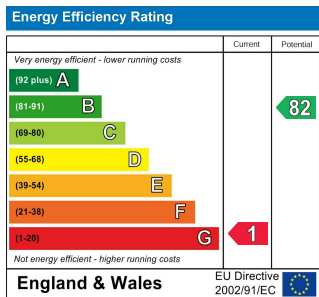




Total Area: 70.3 m² ... 757 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative 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.



PEVENSEY ROAD, FOREST GATE

Offers In Excess Of £585,000 Freehold

2 Bed House - End Terrace



Features:

- Beautiful Bay-fronted End of Terrace House
- Side Access
- Handsome Frontage
- Stunning Skylit Kitchen Extension
- Two Double Bedrooms
- Large Private Rear Garden
- Close to Forest Gate Station
- A Short Walk To Wanstead Flats

A bright and elegant two double bedroom Victorian end of terrace, extended to the rear, with a low-maintenance rear garden and side access. You're moments from Forest Gate Arches, within easy reach of Forest Gate station and Wanstead Flats.

Once the favoured playground of Tudor kings and queens, Wanstead Flats – the southernmost part of Epping Forest – is still some of the wildest, wide open natural green space for miles around, and sits a mere five minutes from your front door. Dames Road playground is few steps further, ideal for little ones.

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IF YOU LIVED HERE...

You'll love the onyx accents of your impeccable brick frontage – quite the kerb appeal. Step inside and the lounge will be your first port of call – 110 square feet with bistro shutters over the bay, and an exposed brick chimney breast contrasting with Hague blue paintwork to fine effect. Follow the honey-toned floorboards back out to the hallway for the bathroom. Complete with a rainfall shower over the tub and floating sink it's a refined space.

The kitchen/diner's your next stop. In here pewter grey kitchen cabinets, fully integrated appliances and marbled countertops make for an inviting culinary space. Zoned by the breakfast bar, the dining area continues the bare brick theme we saw in the lounge, and natural light bounces throughout via a huge skylight. Slide open the floor-to-ceiling patio doors and your garden's a lovely low-maintenance solace with patio, Trulawn and shale. Lastly, two exquisite double bedrooms await upstairs, both with their own original Victorian fireplace.

Outside and you're just twelve minutes on foot from Forest Gate station. Here the Elizabeth line will get you to Stratford in four

minutes, Liverpool Street in thirteen, and Tottenham Court Road in eighteen. Wanstead Park station's just as close, for overground journeys along the Gospel Oak to Barking Riverside line. Travel up four stops to be at Blackhorse Road station for the Victoria line's speedy shuttles to Kings Cross and Oxford Circus.

WHAT ELSE?

- Our Winchelsea Road neighbourhood, aka Forest Gate Arches, is the heart of a thriving social hub. We highly recommend Pretty Decent Beer, The Rookwood Village and Wild Goose Bakery (where everything's baked fresh on site using locally sourced ingredients).
- Parents will be pleased to discover twenty 'Outstanding' or 'Good' primary/secondary schools in a mile radius. The 'Outstanding' Forest Gate Community School is a ten minute stroll away.
- Your new local is The Holly Tree, a gorgeous pub with great food and its very own beer garden railway. It's just around the corner.



A WORD FROM THE OWNER...

"Pevensey Road is the ideal location in Forest Gate. You are in the sleepy residential roads, but close to all the best things that the area has to offer. You are only 5 mins away from the Wanstead Flats - an oasis of green in London and a haven in summer time. You have a fantastic shop just 100 metres away, Caner Supermarket. A corner shop run by 2 brothers who are super friendly and stock organic and craft products (we will miss them so much!) You then also have Wanstead Kitchen, a brilliant Indian takeaway at the end of the street. And also Joyau, a buzzy wine bar serving natural wines and small plates. At the end of the street you have the Holly Tree, voted in London's top 10 pubs - although we think it's number 1. Then just around the corner is Wild Goose Bakery, serving baked treats, great coffee, and lunches perfect for WFH. There is also E7 Movement, an independent gym that runs everything from HIIT classes, to yoga, and acupuncture. And you are approx 10 mins walk from the Elizabeth Line at Forest Gate station, I get to Liverpool Street in under 20 minutes! We have LOVED living here, and will be so sad to leave."

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Reception

10'0" x 11'10"

Bedroom

13'4" x 8'8"

Bathroom

10'0" x 4'9"

Garden

approx. 21'4" x 18'11"

Kitchen / Diner

13'1" x 15'2"

Bedroom

13'4" x 10'0"



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