

Reception  
12'9" x 13'4"

Kitchen/ Diner  
12'10" x 23'7"

Bedroom  
9'4" x 11'11"

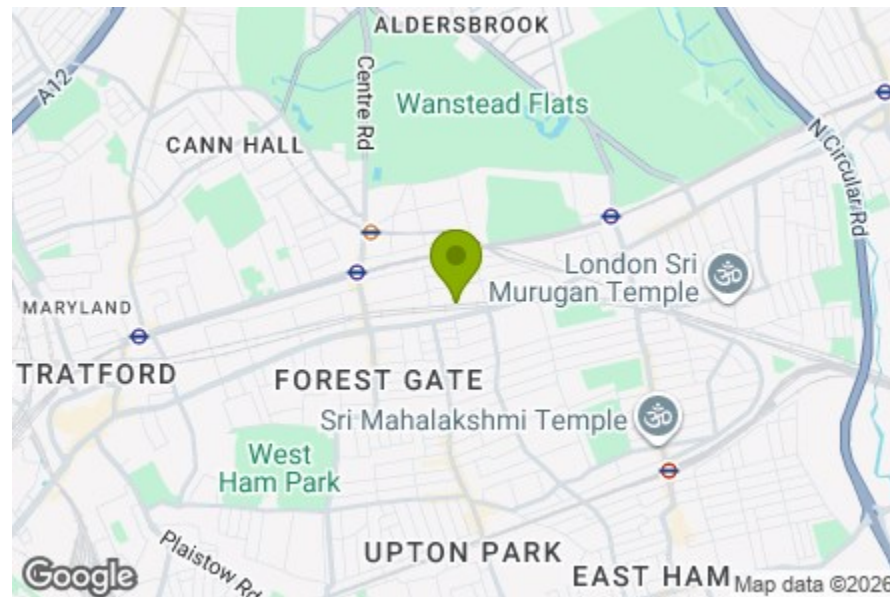
Bedroom  
12'11" x 11'1"

Bathroom  
12'9" x 7'4"

Cellar  
11'4" x 23'11"

Garden  
45'11" x 54'11"

Total Area (Excluding Cellar & Garden): 90.8 m<sup>2</sup> ... 977 ft<sup>2</sup>  
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.



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		70	80
		EU Directive 2002/91/EC	

## WINDSOR ROAD, FOREST GATE

Offers In Excess Of £625,000 Share of Freehold  
2 Bed Apartment - Conversion



### Features:

- Ground Floor Victorian Conversion
- Share of Freehold
- South Facing Garden
- Large Kitchen Diner
- Close to Forest Gate Station
- Driveway
- Woodburning Stove
- Woodgrange Conservation Area

This beautifully presented two bedroom ground floor Victorian conversion is positioned within the Forest Gate Conservation Area, close to Forest Gate Station, Woodgrange Road's local cafés and shops, and the wide open landscapes of Wanstead Flats.

REQUEST A VIEWING  
0203 397 2222

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hello4@stowbrothers.com  
0203 369 6444

**E17 & E10**  
hello17@stowbrothers.com  
0203 397 9797

**E18 & IG8**  
hello18@stowbrothers.com  
0203 369 1818

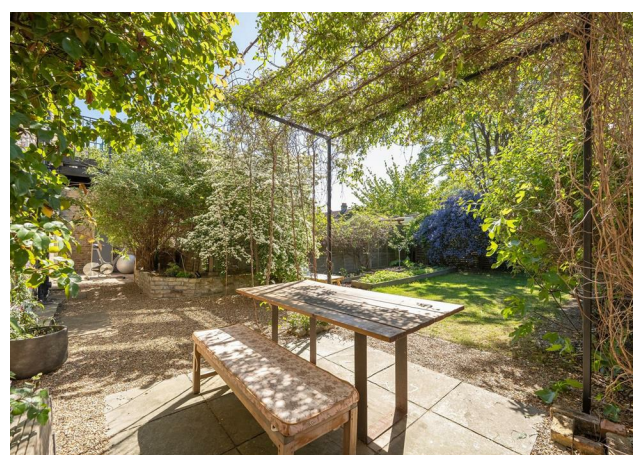
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#### IF YOU LIVED HERE....

High ceilings and wooden flooring bring a lovely sense of warmth and proportion throughout, with two bedrooms positioned to the front and a welcoming reception to the rear, complete with a woodburning stove and calm, neutral finishes.

Both bedrooms are generous doubles, neatly arranged at the front of the home and finished in the same calm, considered style. The bathroom has a warm, traditional feel, with characterful tiling and a classic fitted bath.

The large kitchen diner feels made for everyday life, with dark cabinetry, pale floorboards and plenty of space to gather. Doors open directly onto the south facing garden, creating an easy connection between cooking, dining and time outside.

The garden offers lawn, planting and paved areas for seating, while the front driveway adds welcome practicality. The home also comes with a share of freehold.

#### WHAT ELSE?

- Giovanna's Deli & Wine is close by for easy coffees, deli treats and a carefully chosen bottle to take home.
- Winchelsea Arches brings together some brilliant neighbourhood favourites, including The Wild Goose Bakery and Wanstead Kitchen.
- Wanstead Flats offers wide open space for long walks, with The Holly Tree and The Golden Fleece nearby for a cosy stop afterwards. The area is also well regarded for its choice of schools.



#### A WORD FROM THE EXPERT...

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture".

BEN CHARLETON  
E11 BRANCH MANAGER

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