

Total Area: 51.3 m<sup>2</sup> ... 552 ft<sup>2</sup>

All measurements are approximate and for display purposes only

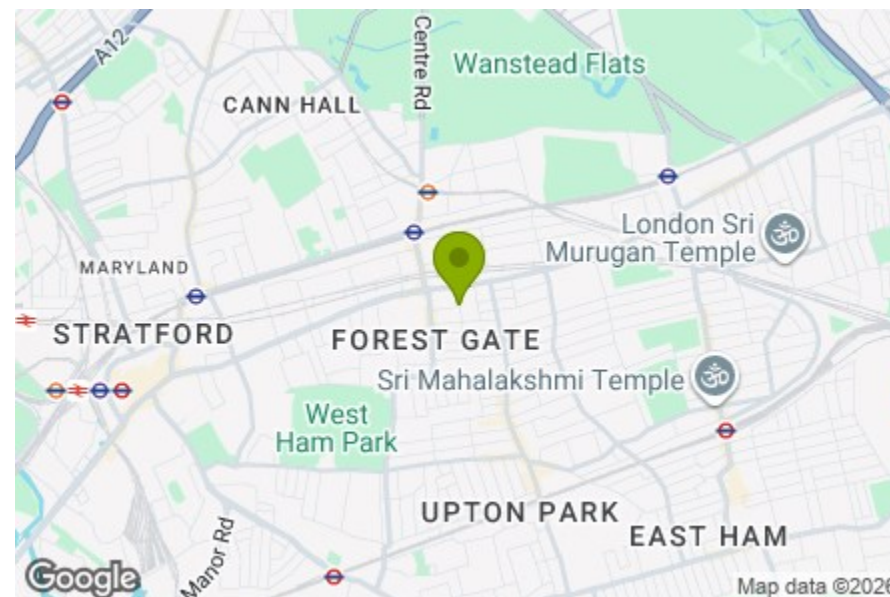
Kitchen/Diner/Reception Room  
15'5" x 12'11"

Bedroom  
10'7" x 11'10"

Utility

Shower Room  
5'2" x 9'3"

Bedroom  
7'4" x 9'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	83
(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	



## PALMERSTON ROAD, Guide Price £325,000 Leasehold 2 Bed Flat



### Features:

- Victorian Conversion
- Two Bedrooms
- Newly Renovated
- Chain Free
- Raised Ground Floor
- Close to Forest Gate Station
- Off Street Parking

A beautifully bright two bedroom raised ground floor flat, newly renovated and set within a handsome Victorian conversion in the heart of Forest Gate. Thoughtfully finished in a calm, contemporary palette, the home offers well-balanced living space, with a generous open plan kitchen, dining and reception room at its heart. Alongside the fresh decorative finish, the property has also undergone significant behind the scenes improvements, including a complete rewire, a completely new plumbing system, a brand new boiler and new sash windows throughout. Offered chain free and with the added rarity of off street parking, this is a stylish, straightforward move in a well connected East London setting.

**E11, E7, E12 & E15**  
hello11@stowbrothers.com  
0203 397 2222

**E4 & N17**  
hello4@stowbrothers.com  
0203 369 6444

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

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

**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

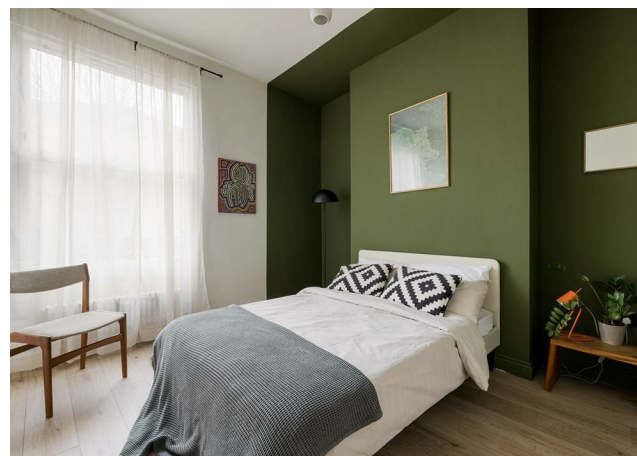
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newhomes@stowbrothers.com  
0203 325 7227

**Investment & Development**  
id@stowbrothers.com  
0208 520 6220

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propertymanagement@stowbrothers.com  
0203 325 7228

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IF YOU LIVED HERE...

You'd step through the door and into a home that feels fresh from the first glance. Newly renovated throughout, the finish is clean and understated, with pale flooring, soft neutral walls and a lovely sense of light running from room to room. The open plan kitchen, dining and reception room is a particularly inviting space, with enough room to cook, eat, host and properly unwind. The kitchen is neatly arranged in a sleek modern style, creating a sociable central room that feels bright and easy to live in.

The principal is a generous double, while the second bedroom offers welcome flexibility as a guest room, nursery or study. Set on the raised ground floor of this Victorian

conversion, the apartment blends character with a crisp contemporary finish, while the practical upgrades including the full rewire, new plumbing system, new boiler and new sash windows bring real peace of mind. With no onward chain, it is ready for its next chapter.

WHAT ELSE?

Forest Gate station is close by, so the Elizabeth line will have you across London with ease.

You've got the open greenery of Wanstead Flats within easy reach, perfect for morning walks, weekend runs or a quiet moment in the fresh air.

Forest Gate has a lovely independent feel, with a growing choice of cafes, pubs and local spots to settle into. Off street parking is a real bonus around here, making day-to-day life that bit simpler.



A WORD FROM THE OWNER...

"I renovated this flat as a real passion project. Living locally, I wanted to avoid the standard 'grey box' finish and craft a home to the exact standards I'd want for myself. It's been completely renewed behind the scenes with all-new electrics, pipework and a new boiler. For finishes, I chose details I genuinely love: my favourite Farrow & Ball colours, Silestone worktops and beautiful kit-kat tiles. My absolute favourite thing is the light. Being east and west-facing, you get the morning sun with your coffee in the kitchen, and the sunset flooding the bedrooms in the evening.

The street has a lovely mix of families and genuinely welcoming neighbours. Forest Gate gets better every year, and you are spoilt for choice locally. Wild Goose Bakery is our go-to for bread, and Joyau is brilliant for natural wine. Gio's does amazing pizza, while Fiore specialises in homemade pasta and an incredible set menu. To unwind, we regularly use E7 Movement for yoga and their sauna. A walk on Wanstead Flats is perfect in any weather, usually followed by a pint at The Holly Tree or Forest Tavern. Finally, being a five-minute walk from the Elizabeth Line changes everything; it's easily London's best transport line. I hope the new owners will be very happy here."

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