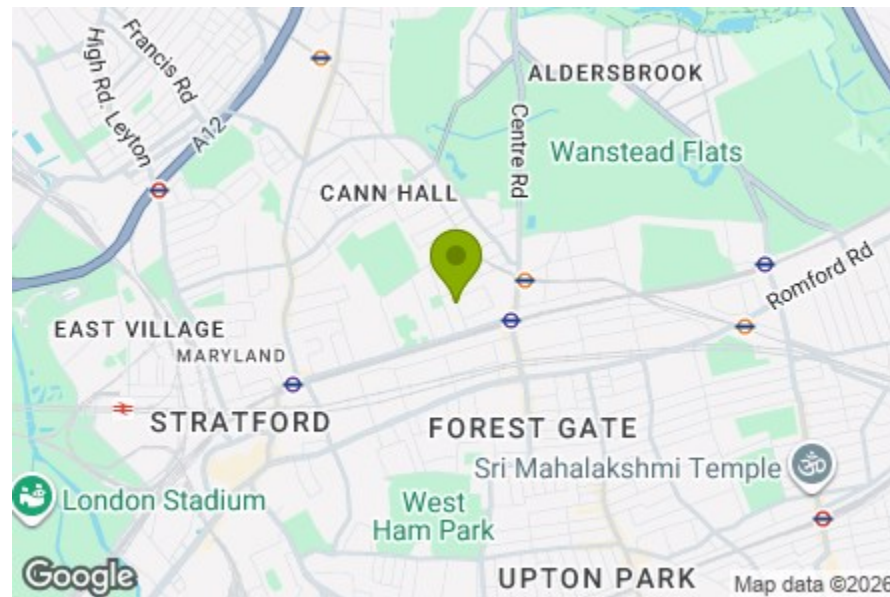


Total Area: 106.4 m<sup>2</sup> ... 1145 ft<sup>2</sup> (including garden studio)  
All measurements are approximate and for display purposes only

- Reception Room  
11'2" x 25'8"
- Kitchen  
7'8" x 11'9"
- Bathroom  
7'1" x 5'6"
- Bedroom  
14'7" x 11'2"
- Bedroom  
9'4" x 11'5"
- Bedroom  
8'0" x 12'9"
- Shower Room  
2'5" x 7'11"
- Garden Studio  
10'5" x 13'11"
- Garden  
15'5" x 38'4"



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	59	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## FIELD ROAD, FOREST GATE

### Offers In Excess Of £650,000 Freehold 3 Bed House



#### Features:

- Victorian Terraced House
- Three Double Bedrooms
- Two Bathrooms
- Landscaped South West Facing Garden
- Large Garden Studio
- Chain Free
- Sleek & Modern Finish
- Short Walk to Forest Gate Station

This Victorian terrace combines generous space with a fresh, modern feel, offering three double bedrooms and two well-finished bathrooms across two floors. The interiors are bright and contemporary, designed for comfortable everyday living with a sense of openness throughout. A landscaped south-west facing garden provides an inviting outdoor escape, while the large garden studio adds valuable flexibility for work or leisure. With its refined finish, chain-free status and easy access to Forest Gate Station, this home offers a well-balanced blend of style, practicality and convenience in a sought-after location.

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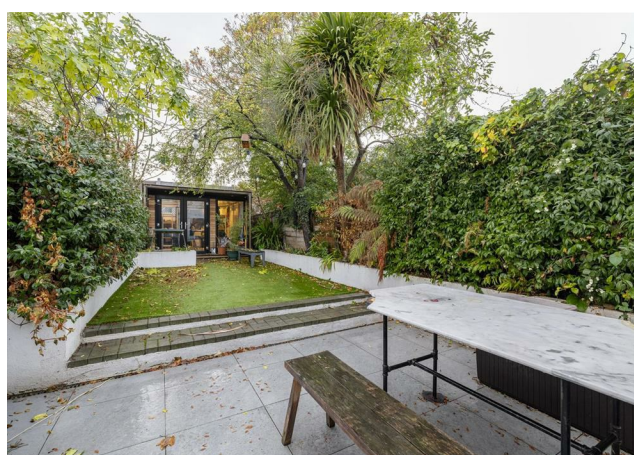
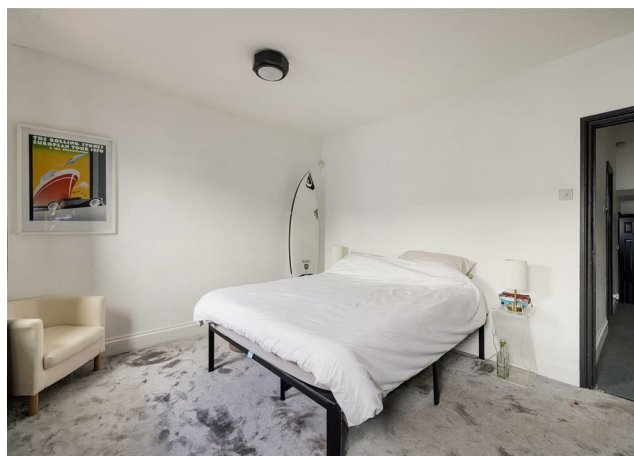
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**IF YOU LIVED HERE...**

The property's dark-painted façade gives it a distinctive edge, complemented by matching window frames and a streamlined front door. Subtle detailing enhances its period character, while the overall design feels bold yet inviting, setting the tone for the home within. Inside, a hallway with understairs storage leads into an impressive open-plan reception room. This generous space flows naturally from front to back, filled with light and framed by wide-plank flooring and pale walls. French doors open directly onto the garden, blurring the boundary between indoors and out. The adjoining kitchen continues the airy, contemporary feel, with crisp white finishes, twin windows and a glazed door offering easy access to the outside space. Beyond, the bathroom pairs soft white tiling with contrasting fixtures and a full-sized bath, creating a calm and elegant atmosphere. Mature trees frame the outdoor space beautifully, offering privacy and a sense of seclusion. The paved terrace invites relaxed dining, while the raised lawn draws the eye towards the studio at the far end. Surrounded by greenery, this space feels both open and sheltered, a peaceful retreat that balances nature and city living. The studio itself is bright and versatile, ideal as a workspace, creative hub or simply a quiet place to unwind. Moving upstairs, the landing includes built-in storage and leads to three inviting

bedrooms. Each features fitted storage, soft tones and plenty of light, with the main room offering generous proportions. The shower room completes the layout, finished in stone-effect tiling for a refined, understated look. The surrounding area offers a vibrant mix of independent cafés, green spaces and family-friendly spots. Just a short stroll away, the Forest Gate Railway Arches host local favourites such as Ramble Café, Joyau and Wanstead Kitchen, a lively stretch lined with artisan coffee, global flavours and a warm neighbourhood energy. The Holly Tree pub adds to the community feel, offering a welcoming space for families and friends alike. Forest Lane Park, with its playground and open lawns, provides a peaceful pocket of nature close to home, while the vast expanse of Wanstead Flats invites long walks and outdoor adventures. Excellent local schools, including the outstanding Earham Primary, make this a particularly appealing area for families. **WHAT ELSE?** Around five minutes from your door, Forest Gate Station offers fast and frequent Elizabeth line services into the City, West End and beyond. Its excellent connectivity makes daily travel effortless and reliable. Wanstead Park Station is also within easy reach, providing Overground links across East London. Together, they make commuting and weekend exploring wonderfully convenient, keeping you closely connected to the best of the capital.



**A WORD FROM THE EXPERT...**

Forest Gate is one of London's best-kept secrets. With its great housing stock, the wide-open green spaces of Wanstead Flats, and a friendly, up-and-coming vibe shaped by independent boutiques, eateries, and bars, it has all the ingredients of a truly special neighbourhood. Weekends here are easily filled with morning coffee and pastries at The Wild Goose Bakery, fresh pasta from Fiore Truck, or a cosy dinner at Giovanna's (or a fantastic curry from The Wanstead Kitchen). Pair that with a walk across Wanstead Flats or through Wanstead Park, and you have the perfect local day out. Thanks to the Elizabeth line, Forest Gate is brilliantly connected. Liverpool Street is just 12 minutes away, Canary Wharf around 15, and Heathrow can be reached directly in under an hour. It is this mix of character, community and convenience that makes the area so appealing. Above all, Forest Gate has an arty, independent feel and a strong sense of community that the locals actively nurture and support, giving the area its unique charm.

BEN CHARLETON  
E12 BRANCH MANAGER

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