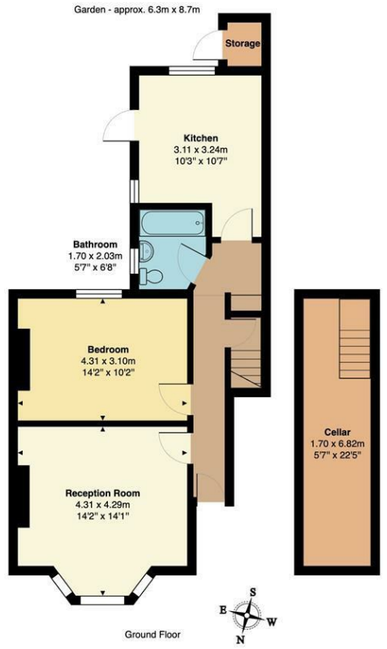


Total Area: 55.3 m² ... 595 ft² (excluding storage, cellar)

All measurements are approximate and for display purposes only

Reception Room
14'1" x 14'0"

Bedroom
14'1" x 10'2"

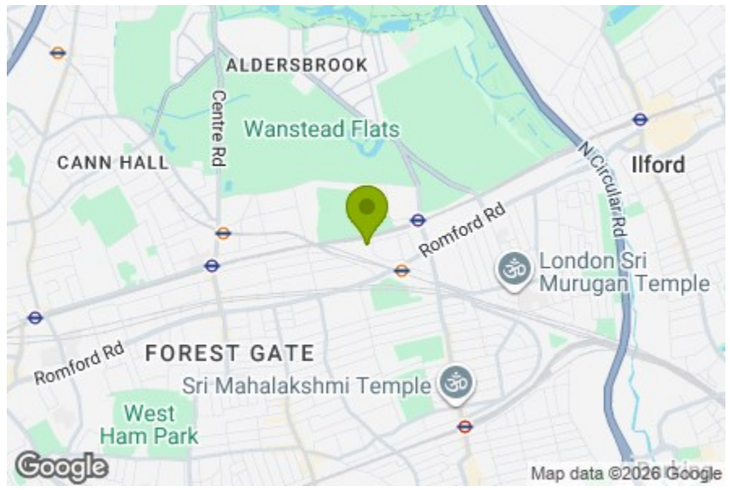
Bathroom
5'6" x 6'7"

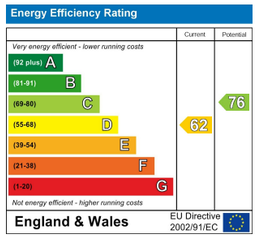
Kitchen
10'2" x 10'7"

Cellar
5'6" x 22'4"

Garden
20'8" x 28'6"

Storage Shed





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

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



DURHAM ROAD, MANOR PARK

Offers In Excess Of £350,000 Leasehold

1 Bed Apartment

Features:

- Ground Floor Apartment
- Victorian Conversion
- One Large Bedroom
- Private South Facing Garden
- Fantastic Proportions
- Prime Location Within Durham Road Conservation Area, Manor Park
- Chain Free
- Great Curb Appeal
- Victorian Feature Fireplace

This ground-floor apartment forms part of an attractive Victorian conversion, offering generous proportions throughout. With a spacious bedroom, bright reception room, and direct access to a private south-facing garden, it combines space with outdoor appeal. Period character is evident in features such as traditional fireplaces, while the overall layout makes for a practical and versatile home. Positioned in the Durham Road Conservation Area within the prime Manor Park location, it also benefits from a handsome exterior and a setting that enhances its charm.

REQUEST A VIEWING
0203 397 2222















IF YOU LIVED HERE...

The property presents a distinguished Victorian façade with striking brickwork, ornate detailing, and a classic bay window. A front pathway leads to the entrance, framed by an arched doorway, with a lawned garden adding a touch of greenery to the frontage. A communal hallway gives access to the apartment's front door.

Once inside, the main rooms lead off from the hallway. At the front, the reception room is well proportioned and filled with light from the bay window. Period details remain, including sash windows, a ceiling rose, cornicing, and an original cast-iron fireplace, giving the room plenty of character.

A double bedroom continues the sense of scale, with tall ceilings and another fireplace surround adding to the period feel. The room's simple layout makes it a practical and adaptable space. Meanwhile, the bathroom is finished in a straightforward style, tiled and with a window that brings daylight into the room.

Towards the rear, the kitchen/diner stands out for its size and dual aspect windows, creating a bright and functional environment. A door opens directly to the private garden, which extends to a south-facing outdoor space with both lawn and paved sections. Attached to the rear of the house, a brick-built storage area offers useful additional space.

A substantial cellar is accessed from the hallway, providing further storage or scope for alternative use.

Surrounding streets provide a blend of green space, local amenities, and community character. Romford Road is close at hand, lined with shops, cafés, and essential services, while Manor Park's High Street offers further choice with independent stores and everyday conveniences. For those who enjoy the outdoors, Manor Park and the expansive Wanstead Flats, part of Epping Forest, are both nearby, offering numerous opportunities for walking and relaxation. Local pubs include The Golden Fleece, a popular spot renowned for its welcoming atmosphere. Together, these amenities provide a well-rounded setting with plenty to enjoy nearby.

WHAT ELSE?

Travel connections are convenient, with Manor Park Station on the Elizabeth Line just a 6-minute walk away at the end of the road, providing swift and direct access into central London (Liverpool Street 16mins, Tottenham Court Road 21mins). Woodgrange Park Station is equally handy at just 7 minutes on foot, and links to the wider Overground network. Together, these options make commuting and travelling around the city straightforward, while also keeping you well connected to neighbouring areas.



A WORD FROM THE EXPERT...

"Manor Park is a unique, eclectic area, packed with Victorian tree-lined streets. The apartment is in the delightful Durham Road Conservation Area. There is a choice of excellent gastro pubs, such as The Forest Tavern and The Golden Fleece. To the north of the area, just 8 minutes from the apartment, the streets open out onto the green space of Wanstead Flats, a serene contrast to the hustle and bustle of urban life, and on towards Epping Forest. Wanstead Park, situated in the former grounds of Wanstead House, features walking trails, cycle paths, and several ornamental lakes — a great place to relax, exercise, and immerse yourself in local history.
The area also offers a vast array of transport links such as the Overground and Tube, and this has recently been vastly improved with the opening of the Elizabeth Line, offering swift transport across Central London and even out to Heathrow Airport."

JOSEPH EARNSHAW E12 BRANCH MANAGER

REQUEST A VIEWING
0203 397 2222

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM