

Reception Room
12'11" x 22'2"

Kitchen
6'8" x 15'5"

Bathroom
10'2" x 8'0"

Bedroom
13'3" x 10'11"

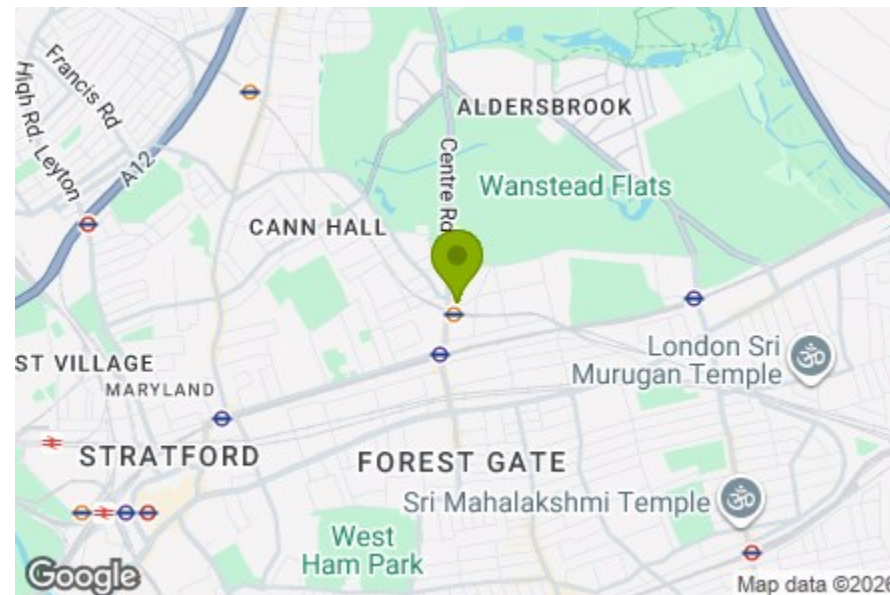
Bedroom
11'8" x 17'10"

Eaves Storage

Basement
13'1" x 22'2"

Garden
approx 60'8" x 13'3"

Total Area (Excluding Eaves Storage & Basement): 83.3 m² ... 897 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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	



CHESTNUT AVENUE, FOREST GATE

Offers In Excess Of £650,000 Freehold
2 Bed House - Terraced



Features:

- Victorian Terrace House
- Two Double Bedrooms
- Freehold
- Recently Renovated
- Forest Gate Village
- Close to Wanstead Flats
- Converted Loft
- Close to Forest Gate Station
- Wood Burning Stove

A beautifully renovated two bedroom Victorian terrace in the heart of Forest Gate Village, with a converted loft, a generous garden and a warm, characterful reception complete with a wood burning stove. Freehold, full of thoughtful finishes and close to both Wanstead Flats and Forest Gate Station, this is a home with a wonderful balance of period charm and modern ease.

REQUEST A VIEWING
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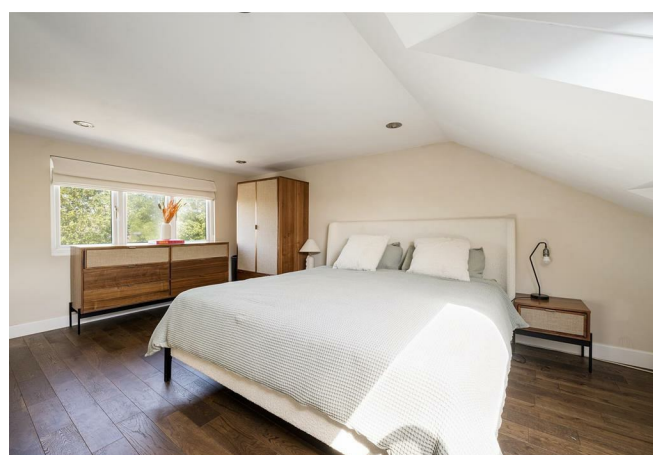
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IF YOU LIVED HERE.....

You'd step into a welcoming reception that stretches over 22 feet, with the bay window drawing in natural light from the front and the wood burning stove adding a cosy focal point for slower evenings in. The finish throughout feels calm and considered, with the recent renovation giving the home an easy, move-in-ready feel. To the rear, the kitchen has a neat, well-planned layout and direct access out to the garden, making everyday routines feel simple and sociable.

Upstairs, the first floor is home to a generous double bedroom and a beautifully finished family bathroom, while the converted loft creates a second double bedroom with eaves storage and a lovely tucked-away feel. Outside, the garden stretches to around 18.5 metres, offering plenty of room for planting, dining and relaxing through the warmer months. There's also a useful basement, giving you valuable extra storage space away from the main living areas.

WHAT ELSE?

Forest Gate Village is right on your doorstep, with a lovely mix of independent cafés, bakeries, pubs and everyday essentials close by. Wanstead Flats is within easy reach, giving you wide open green space for morning runs, weekend walks and a bit of fresh air whenever you need it. Forest Gate Station is nearby for the Elizabeth line, making journeys into Liverpool Street, Tottenham Court Road and beyond beautifully straightforward. You're well placed for local favourites along Woodgrange Road and around Winchelsea Road, where arches, food spots and independent businesses give the area its distinctive East London character.



A WORD FROM THE OWNER..

"We have loved living in this house.

The location is amazing. It's super well connected - 5min walk from the Elizabeth line and a minute from the overground. You can get to central London within 25min. But it's also just 3min walk from Wanstead Common, so you can feel like you are in the countryside in minutes.

It's a good size for a 2-bedroom property, with the bathroom being the best feature of the interior. We recently completely revamped it finishing it with marble and putting in underfloor heating. The garden is a space we spend a lot of time in. It's great for hosting people for BBQs and for chilling outside. Finally the house has an epic amount of storage space.

Both the boiler and the roof have been replaced in the last year and are both under warranty."

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