

Bedroom
13'10" x 12'2"

Bedroom
11'5" x 9'9"

Bathroom
6'5" x 6'3"

Reception Room
14'5" x 11'0"

Kitchen / Dining Room

Garden
24'7"



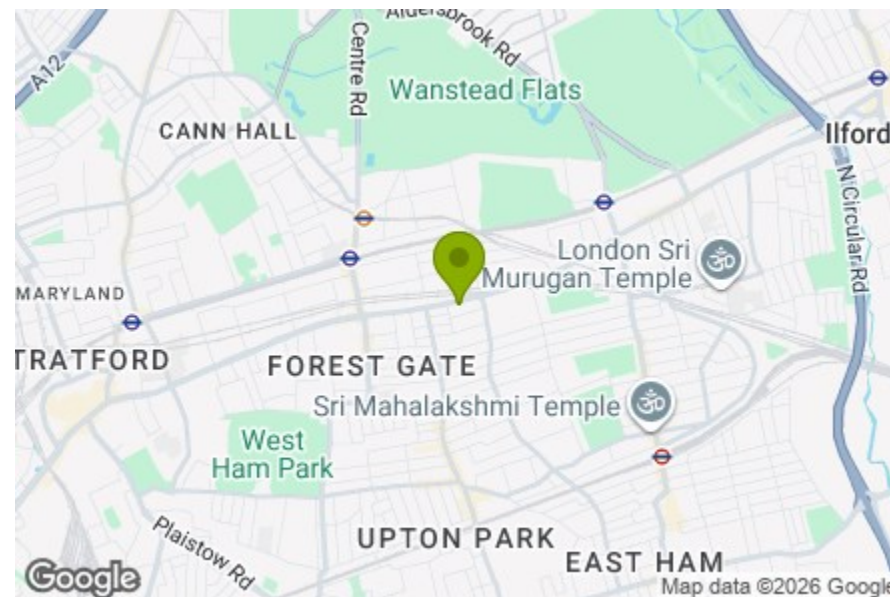
ROMFORD ROAD, FOREST GATE Offers In Excess Of £350,000 Leasehold 2 Bed Flat



Features:

- Victorian Conversion
- Two Double Bedrooms
- Ground Floor
- Private South Facing Garden
- Double Bay Window & Brick Frontage
- Chain Free
- New 125 Year Lease from 29/09/2026
- Modern Kitchen & Bathroom
- Easy Access To Forest Gate & Manor Park

Set within a Victorian conversion with a double bay frontage and classic brick façade, this chain free two bedroom ground floor apartment pairs period character with clean, modern interiors. With both Forest Gate and Manor Park within easy reach, you'll have excellent transport connections alongside a growing choice of independent cafés, restaurants and green spaces.



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	60	75
	EU Directive 2002/91/EC	

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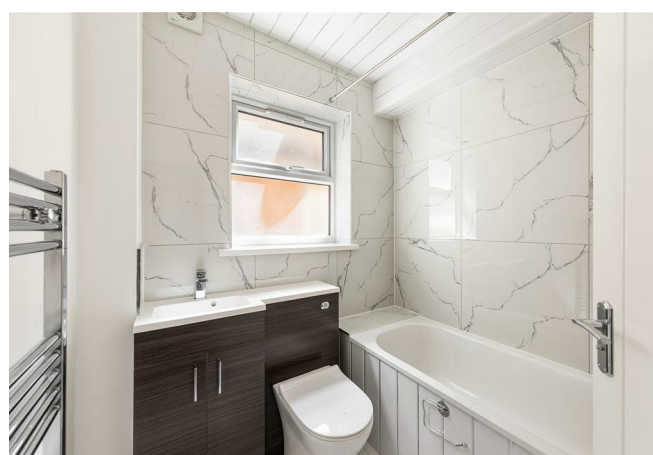
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IF YOU LIVED HERE...

Step inside and the layout unfolds from the hallway, with the rooms arranged across the ground floor. The reception room sits towards the centre of the home, creating a comfortable living space with calm décor and a bright, pared-back finish. It feels easy to settle into, with enough room for relaxed evenings or quiet weekends at home.

The modern kitchen sits to the rear, finished with sleek cabinetry, integrated appliances and direct access out to the private south facing garden. The bathroom has a clean, contemporary feel, with smart tiling and a fresh finish that suits the rest of the home.

Both bedrooms are comfortable doubles. One sits within the front bay, while the second is positioned off the hallway, giving the home a practical layout for sharers, guests or anyone needing space to work from home. Outside, the south facing garden gives you a lovely private spot for morning coffee, planting or summer evenings outdoors.

WHAT ELSE?

- Forest Gate and Manor Park stations are both within easy reach, offering Elizabeth line services and handy connections across London.
- Wanstead Flats is close by, providing acres of open green space for walking, running, cycling or weekend picnics, while West Ham Park is also within easy reach.
- Winchelsea Arches is home to a lively mix of cafés, bars and eateries, with local favourites such as The Holly Tree also nearby.



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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