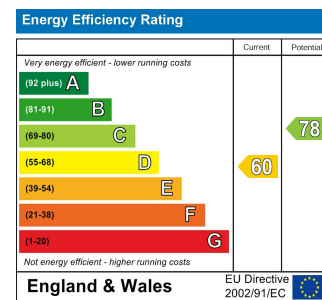
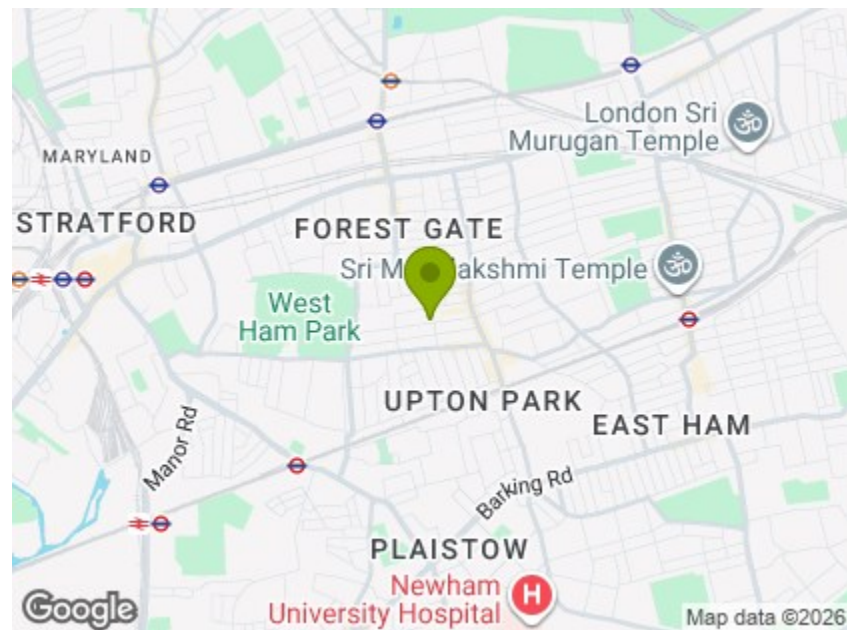




Total Area (Excluding Eaves Storage): 83.7 m² ... 901 ft²
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



BOLEYN ROAD, FOREST GATE

£1,800 Per Calendar Month
 2 Bed Apartment - Conversion



Features:

- Two Bedroom Period Conversion
- Two Bathrooms
- Eat In Kitchen
- Fully Furnished
- Split Level Flat
- Rear Garden (Communal)
- A Short Walk to Upton Park Tube
- Close to West Ham Park
- Available to One Household

A handsome and capacious two-bedroom semi-detached apartment, artfully arranged over two storeys with rear garden space. Situated close to Upton Park tube station on the District and Hammersmith & City lines, as well as West Ham Park and the shopping, drinking and dining options of nearby Green Street.

At over 900 square feet, your new apartment will make a fabulous home with plenty of space inside and loads to explore outside, as the surrounding area is a bustling cosmopolitan hub with plenty of wonderful green spaces nearby where you can immerse yourself in nature.

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 0203 397 2222

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 0203 369 6444

E17 & E10
 hello17@stowbrothers.com
 0203 397 9797

E18 & IG8
 hello18@stowbrothers.com
 0203 369 1818

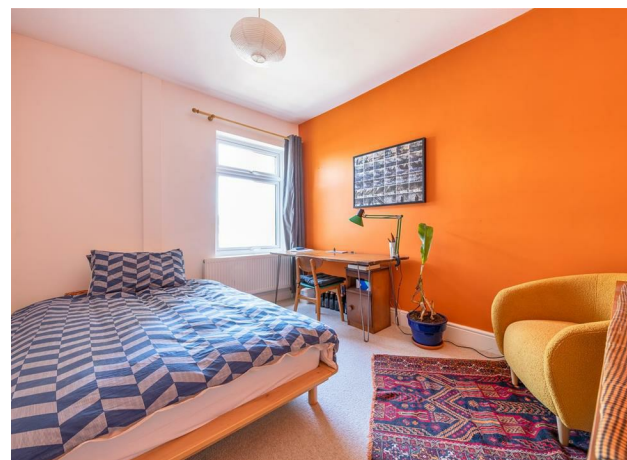
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IF YOU LIVED HERE...

You'll be stretching out in your 215 square foot lounge. High ceilings, twin windows and comfortable carpets make this room a perfect space to curl up with a boxset and a glass of wine after a long day at work. This sense of stylish comfort continues all through your home. At the other end of the hall is your 125 square foot dual aspect kitchen/diner decked in terrific turquoise letterbox tiling, classy hardwood effect flooring, pristine white cabinets and handsome hardwood work surfaces housing integrated appliances.

Your bathroom is a joy to behold, including a terrific white suite, half sage green wall, half chic white letterbox tiling and featuring fantastic fixtures and fittings such as a wonderful tub to luxuriate in or a shower for when you're on the go. Your first-floor bedroom is bright and carpeted and could be perfect for a child, while upstairs your ingeniously converted loft contains a brilliant dual aspect master bedroom with stylish wooden flooring, Velux skylight and there's a convenient WC just across the hall.

Outside you have access to a wonderful garden space at the rear of the property, perfect for entertaining guests, and you're also close to an incredible amount of fantastic green public spaces. Wanstead Flats, the gateway to Epping Forest, is just over a mile from your home and presents infinite opportunity to escape the hustle and bustle of the city. The area is also replete with fantastic shops, cafes, restaurants and bars. Check out the historic and famous Queens Market, just half a mile away on Green Street.

WHAT ELSE?

- West Ham Park just a five-minute walk away is home to a children's playground, tennis courts, football and cricket pitches.
- Pie Republic on Upton Lane is just half a mile away from your home and serves classic East End pie and mash with a modern twist.
- There are an astonishing fourteen schools rated 'Outstanding' by Ofsted within a mile of your home including Elmhurst Primary School on Upton Park Road.



A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. On top of this, the new Crossrail means getting across London will be even faster and easier. It really was a no brainer.

I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or meet friends for a drink at Burgess & Hall Wines (Roz and Paul there really know their grapes!). Or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW
E7 BRANCH MANAGER

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Reception
15'4" x 14'0"

Bedroom
9'6" x 12'0"

Bathroom
6'10" x 7'8"

Kitchen
10'0" x 12'6"

Bedroom
13'6" x 17'9"

Eaves Storage

WC



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