

Total Area: 78.3 m² ... 843 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.

Reception
10'1" x 12'7"

Reception
13'5" x 10'4"

Kitchen
7'8" x 10'2"

Utility

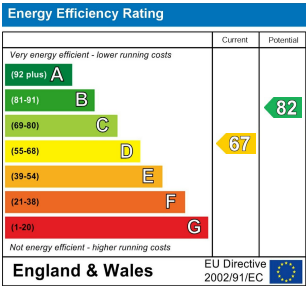
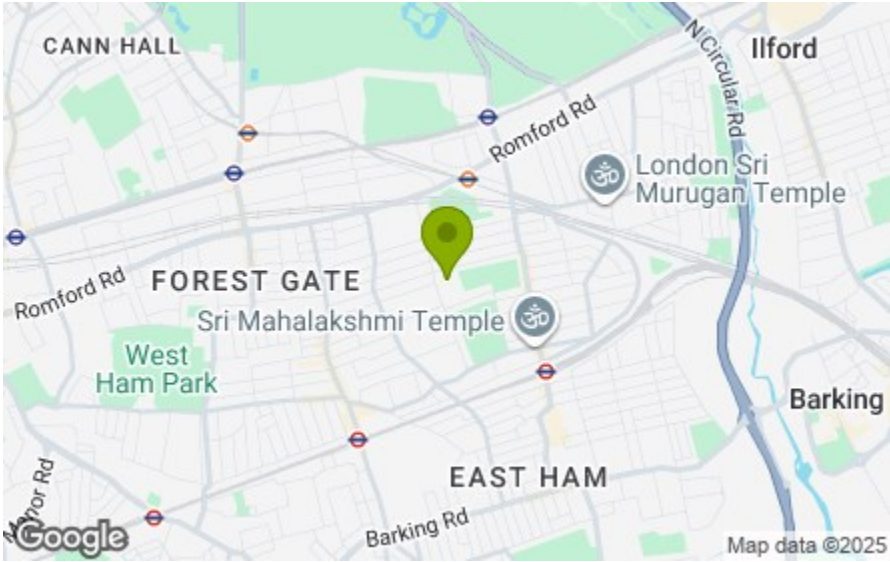
Bathroom
7'4" x 7'8"

Bedroom
6'11" x 7'4"

Bedroom
6'1" x 10'4"

Bedroom
10'4" x 10'5"

WC



COLSTON ROAD, FOREST GATE
£2,150 Per Calendar Month
3 Bed House



Features:

- Three Bedroom House
- Two Reception Rooms
- Separate Kitchen
- Newly Decorated
- Modern Decor Throughout
- Ground Floor Bathroom
- First Floor WC
- Private Garden
- Minimum 12 Months Tenancy
- Available for One Household

A freshly appointed, three bedroom family home in Forest Gate, surrounded by a wide array of open green spaces and transport links. Smartly finished throughout, you have a gleaming new kitchen, immaculate rear garden and twin receptions.

One of several stations nearby, Manor Park serves the new Elizabeth line for direct, regular and speedy connections to the City and West End.

REQUEST A VIEWING
0203 397 2222

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

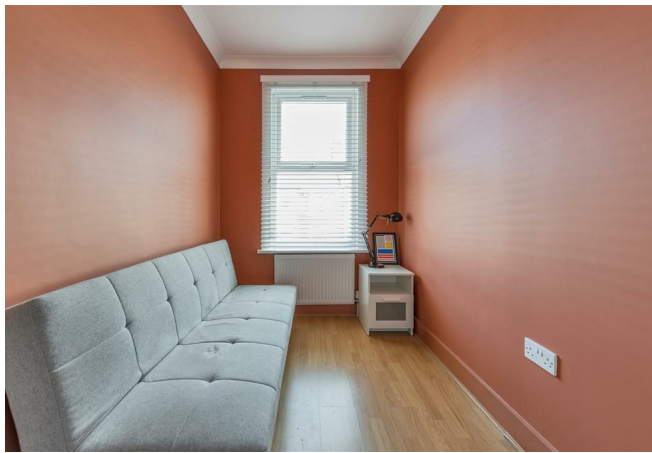
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

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0208 520 6220

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IF YOU LIVED HERE...

You'll be relaxing in a bright, characterful suite of rooms, decked out in complementary colour schemes. Honey-toned blonde hardwood flows underfoot into the first of your two receptions. It's a generous 120 square foot, the hallway's royal blue paintjob giving way to tranquil forest green, with a bay window filling everything with light. A similar aesthetic continues into your rear reception, 140 square foot and laid open to the kitchen and garden.

Your kitchen's freshly decked out in a crisp suite of white cabinets, with glossy black splashbacks, integrated appliances and quartz effect counters. A handy utility room, ideal for laundry, leads to your family bathroom, a spacious stately affair in smoky sandstone with a rainfall shower over the tub. There's an extra WC upstairs, and you have two double bedrooms, plus a generous single sleeper all finished in a calm clay palette.

Outside and you're especially well served for transport connections. Manor Park is probably the most useful, with direct Elizabeth line connections to

Liverpool Street (sixteen minutes) and Tottenham Court Road (twenty two minutes). All just over fifteen minutes walk or around five by bike. Woodgrange Park is just a half mile on foot, for the recently extended Gospel Oak to Barking Riverside line. From here, you can be walking the banks of the Thames in just eleven minutes. Finally East Ham tube is twelve minutes walk for the Hammersmith & City and District lines.

WHAT ELSE?

- Don't forget that private garden. Your paved side return leads you out to a pristine stretch of zero maintenance Trulawn, nicely secluded behind high timber fencing and with raised railway sleeper beds ready for planting.
- Parents will be pleased to find nineteen excellent schools all less than twenty minutes walk away, and all rated 'Outstanding' by Ofsted.
- You have plenty of small parks nearby, but if you really want to lose yourself in nature take the twenty minute walk to Wanstead Flats. It's some of the wildest wide open green space for miles around, and the perfect escape from the city.



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. 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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