



Capel Road, London, E7

BUTLER *&* STAG



Open Day - Saturday 10th May 2025 - Open Day
Positioned on the highly sought-after and leafy Capel Road, this charming end-of-terrace, four bedroom Victorian house offers generous living space across three levels and enjoys uninterrupted views across the Royal Forest that is known as Wanstead Flats — one of East London's treasured natural landscapes.



Freehold

- Charming End Of Terrace Victorian House
- Spanning Across Three Levels
- Four Bedrooms / Two Bathrooms
- Overlooking The Expansive and Leafy Wanstead Flats (Royal Forest)
- "The Current Owners Have Obtained Approved Planning Permission For A Single-Storey Ground Floor Extension"
- Kitchen Diner / Two Reception rooms

Brimming with period character and elegance, this beautifully presented home blends timeless Victorian features with modern touches, including high ceilings, bay windows, original fireplaces, and a bright, spacious layout perfect for family living.

The ground floor offers a welcoming hallway, two large reception rooms filled with natural light, a contemporary kitchen-diner leading out to a private garden, and plenty of storage. Upstairs, you'll find four well-proportioned bedrooms and a family bathroom. The loft room occupies a glorious sized bedroom with ensuite facilities.

"The current owners have obtained approved planning permission for a single-storey ground floor extension." Details and drawings can be supplied upon request.

Located just moments from the open green spaces of Wanstead flats and with excellent transport links into Central London via Forest Gate and Wanstead Park stations, this home truly offers the best of both worlds — city convenience with a countryside feel.

Early viewing is highly recommended to fully appreciate the charm and location of this wonderful home.





Capel Road

Approx. Gross Internal Area 146.3 sq. metres (1575 sq. feet)

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Measurements are approximate and for illustration purposes only. While we do not doubt the accuracy and completeness, we advise you conduct a careful independent assessment of the property to determine monetary value
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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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