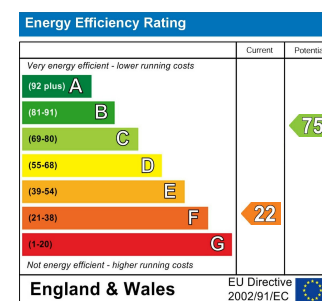




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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.



DISRAELI ROAD, FOREST GATE

Offers In Excess Of £1,150,000 Freehold 5 Bed House - Detached



Features:

- Unique Detached Freehold House
- Five Bedrooms
- Packed with Period Features
- Set Over Three Floors
- Private Rear Garden
- Almost 2200 sq ft
- Moments to Forest Gate Station
- Close to Atherton Leisure Centre
- A Short Walk to West Ham Park

A uniquely characterful five bedroom, fully detached dream home. The striking blend of vintage and contemporary architecture that defines the frontage continues inside across all three floors, twin receptions, dual bathrooms and conservatory.

It's all sat on an enviably peaceful no through road in the heart of Forest Gate, surrounded by the plentiful transport options, day to day amenities and open green spaces of this popular East London sweet spot.

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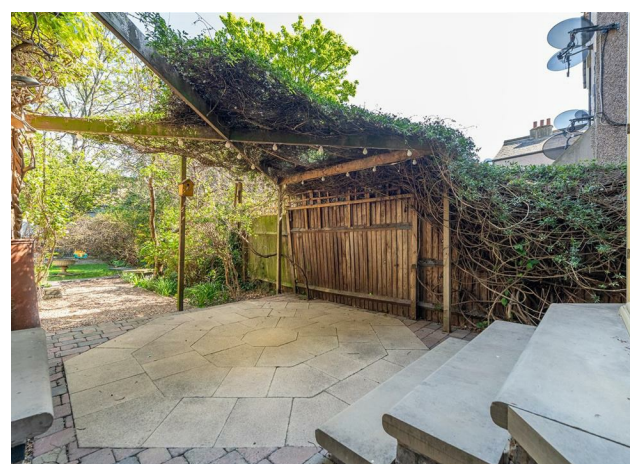
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IF YOU LIVED HERE...

You'll be moving into an artful architectural accomplishment that stands out dramatically from the crowd. The kerb appeal alone is enough to turn heads, with a battery of first floor micro-bay windows running across the ground floor's broad bow. Head up the front garden and everything's nicely set back and secluded from the street as you step inside.

Design & Decor is immediately impressive, with lovingly restored original floorboards greeting you in the hallway and flowing on into your 215 square foot front reception. Here, a vintage mantelpiece and mirror installation command the space and the walls are finished in dove grey up to the picture rail. Glazed internal doors welcome you through to your second reception, a beautifully bright affair full of natural light with double French doors leading to the garden.

And it's an incredible garden, an endlessly explorable solace where a sheltered patio gives way to a central lawn, shaded by mature trees with pathways and gravel spiralling out from the centre. Head back inside - via your exposed brick and glass conservatory - and your eighteen foot long kitchen stretches out before you, with glossy curvaceous cabinets, a delightful dining nook and double width stainless steel chef's oven. Upstairs and your first two bedrooms are both 170 square foot doubles brimming with vintage designer touches, natural light and plentiful storage.

A third double sits to the rear while a generous single, ideal for a nursery or study, fills

out the frontage and your first bathroom offers a walk in rainfall shower. Finally, head up your skylit stairway for the expertly realised loft conversion, with sleek modern lines defining the 290 square foot penthouse double, dual aspect and bright between a Juliet balcony and triple bank of skylights. Your en suite completes the luxurious appointments, dressed from head to toe in smoky slate around a freestanding tub basking beneath your final skylight.

WHAT ELSE?

- Forest Gate station is just a half mile on foot and will get you directly to Liverpool Street in thirteen minutes, so City workers can be at their desk around a half hour after stepping out the front door. Journey times and travel options are set to improve further with the imminent arrival of Crossrail (platforms and ticket offices have already been updated).

- Parents can relax in the knowledge that, within a one mile radius alone, you have thirteen 'Outstanding' primary and secondary schools, with a further twenty deemed 'Good'. The 'Outstanding' Forest Gate Community School is just ten minutes walk.

- West Ham Park is just a five minute stroll away, perfect for morning jogs, evening strolls or exercising furry friends. You'll also find tennis courts, football pitches, playgrounds and a paddling pool.



A WORD FROM THE OWNERS...

"From the moment I walked in to the hall of our house I wanted it. I never thought I'd own something so beautiful and spacious so close to central London. It has been a saviour through covid. It is so airy and spacious and after having a child we never get on top of each other. We have so much space, a larder, conservatory, space to exercise inside and out as well as my own lockable office.

Running in West Ham park and taking my little one there has been a joy. I have met so many lovely people on the playground there and am on many whatsapp groups finding several really good friends. Another place I have made contacts is the local library and childrens centres.

Atherton leisure centre is another hub where I have got to meet people with very reasonable, membership prices and really new facilities. I often just pop for a 30 minute swim as it is only 5 minutes walk away.

The community spirit is lovely and I often have a chat with several of my neighbours who are really supportive if we need anything- one is arranging a jubilee party.

A final note is my love of shopping is completely satiated by the proximity of Westfield. I often walk there on a day off just to have a look around!

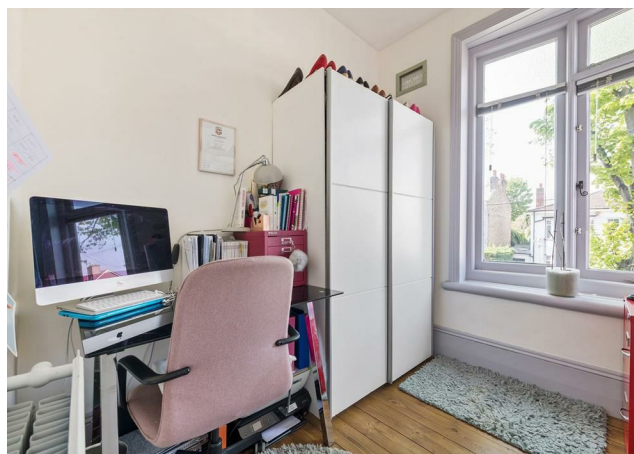
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Reception room
17'8" x 11'8"

Reception room
16'6" x 14'4"

Storage x2

Kitchen
10'0" x 17'6"

WC

Conservatory
10'0" x 10'0"

Bedroom
14'11" x 11'8"

Bedroom
7'8" x 9'2"

Bedroom
16'6" x 11'9"

Bathroom
7'0" x 6'9"

Bedroom
10'4" x 15'6"

Bedroom
16'4" x 17'8"

Ensuite
5'11" x 8'4"

Eaves storage

Garden
57'4" x 24'3"



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