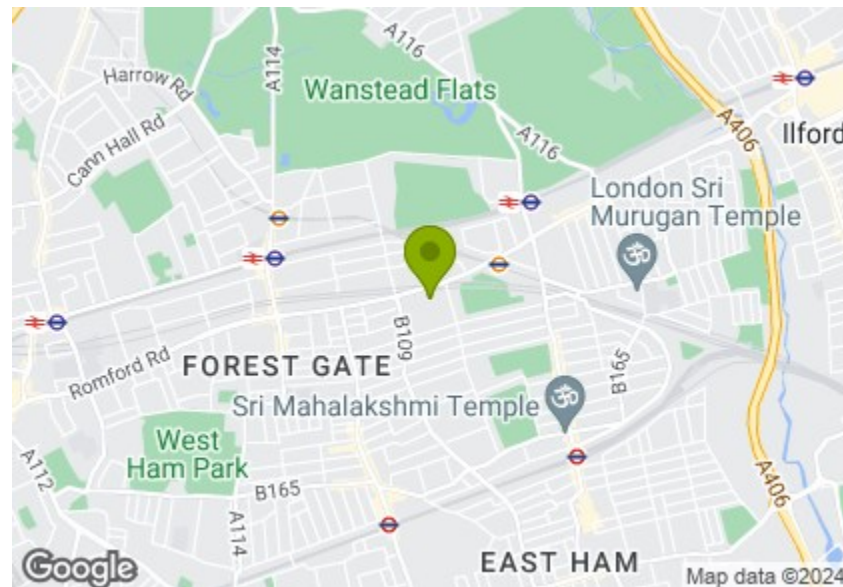




Total Area (Excluding Garden & Side Garden): 105.5 m<sup>2</sup> ... 1136 sq ft  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, 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.



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		EU Directive 2002/91/EC	



## NIGEL ROAD, FOREST GATE Offers In Excess Of £650,000 Freehold 3 Bed House - Terraced



### Features:

- Victorian Terrace House
- Three Bedrooms
- West Facing Garden
- Architecturally Designed
- A Short Walk to Forest Gate and Manor Park Stations
- Downstairs WC/Utility
- Three Reception Rooms
- Recently Renovated

A remarkable three bedroom Victorian terrace house, close to Forest Gate and Manor Park stations. With a fully renovated, architect designed interior of over 1100 square foot, it's a truly exceptional family home with plenty of delightful surprises in store.

Behind that classic nineteenth century brick frontage, there's a set of spaces that would not feel out of place in a modern Stockholm development. Minimalist without being austere, with plenty of original features including bold exposed beams. It's also recently renovated, with double glazed timber windows as well as more fundamental improvements including a new boiler, plumbing and electrics.

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E17 & E10  
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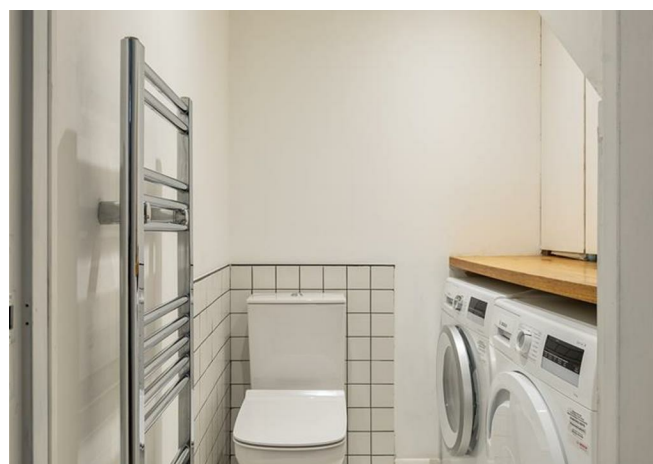
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IF YOU LIVED HERE...

Bear left from your hallway and find yourself in the first of your receptions. With bay window and 155 square foot of space, it sets the serenely simple aesthetic for the whole home. Your downstairs WC and utility is tucked away to the right of your second reception and there's the unexpected delight of a courtyard ahead, filled with a profusion of plants and natural light. The ply bench next to the patio is a lovely focal point when welcoming guests. Next is your 130 square foot kitchen, with a wall of windows onto the greenery. As with the rest of the house it's beautifully designed and finished, with sleek white units contrasted by warm Italian terracotta tiling underfoot. To the rear is reception number three with 140 square foot of space, bespoke storage, and bifold timber doors onto your gorgeous garden.

Upstairs you'll find the first of your bedrooms to the rear, with eighty square feet of space and a garden view making it perfect as a home office, currently used by the owners as spare room for guests with a double sofa bed. Next to that is your especially striking bathroom, fully tiled in ochre squares which pop all the more thanks to black grouting. There's a rainfall shower over the tub, and concealed cistern WC. Your second bedroom also overlooks the garden, and has 110 square foot of space. To the front is your 155 square foot principal sleeper, with a pair of windows to the street and immaculately finished pine floorboards underfoot. A clever row of closet spaces make for stylish clothes storage.

It's just over half a mile from your new home to Forest Gate Station walking through the lovely Woodgrange Conservation area and to Manor Park station. From here the superfast Elizabeth Line will take you to Tottenham Court Road in under twenty five minutes, or to Liverpool Street in less than twenty, putting both the West End and the City within easy reach. Fifteen minutes' stroll takes you to the open expanses of Wanstead Flats, while your day to day amenities are all close at hand on nearby Romford Road with plenty of bus options bringing you quickly to Stratford and Westfield shopping centre.

WHAT ELSE?

- There's a wide choice of schools rated 'Outstanding' nearby, including Sandringham Primary and Forest Gate Community School. Woodgrange Infants School is a pleasant fifteen minute stroll through the Woodgrange Conservation area, and also features a nursery for early years.
- Your new local could be The Golden Fleece on the edge of Wanstead Flats, with a wondrously generous beer garden perfect for summer evenings. Alternatively down towards Forest Gate you have delectable pizzas at Giovanna, the Forest Gate Tavern for beers and dinner, or Rambles for coffee.
- The Old Manor Park Library is just up Romford Road from you, a Grade II listed building reborn as studio spaces for the local community. Reformey Pilates Studio is also nearby, sat under the arches between Avenue Road and Cranmer Road, around fifteen minutes walk.



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 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**  
11'7" x 13'2"

**Reception**  
9'8" x 10'11"

**WC/Utility**

**Kitchen**  
10'0" x 12'11"

**Reception**  
13'9" x 10'10"

**Bedroom**  
15'1" x 10'10"

**Bedroom**  
9'8" x 10'11"

**Bathroom**  
5'5" x 6'0"

**Bedroom**  
9'4" x 8'10"

**Side Garden**

**Garden**  
16'6" x 29'0"



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