



Discover the charm of this end-of-terrace Victorian home, where period character meets modern style. Highlights include original wooden floorboards, a stunning marble bathroom, a private walled garden, an open-plan kitchen/reception, and a versatile loft space. Just a 5 mins stroll from West Ham Park, one of London's largest green spaces, and a 10-minute walk to Upton Park Tube, offering swift connections to the City or your favourite Shoreditch bar in under 20 minutes.

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IF YOU LIVED HERE

The dual-aspect open-plan kitchen and reception room exudes a fabulous sense of space, stretching an impressive 24 feet. The living area is bathed in natural light from a classic bay window, with rich, dark-stained flooring adding warmth and character. The kitchen runs seamlessly along one side of the dining area, featuring a sleek bank of bespoke white cabinetry that keeps the space feeling contemporary and uncluttered. Integrated appliances blend effortlessly, while two generous open shelves run the length of the countertop,

A stylish island—crafted in the same dark-stained wood as the flooring—houses the oven and hob, extending preparation space while preserving the room's open, airy feel. Overhead, two elegant pendant lights illuminate the dining area, while a pair of large glazed doors invite natural light in and create a seamless flow between indoor and outdoor living. Your private outdoor space is enclosed by a blend of complementary pale pink walls and burgundy fencing, providing a striking backdrop for established climbing honeysuckle. A built-in bench offers plenty of seating or a perfect spot to recline on sunny afternoons. With a decked area ideal for entertaining, hosting guests, enjoying alfresco dining, or simply unwinding with a good book.

The family bathroom is a stunning sanctuary, featuring luxurious green marble tiling, a wide landscape mirror, and a countertop-mounted sink. A crisp white suite includes a

bath and shower combination, complemented by elegant brass hardware, giving the space a refined and opulent feel. The principal bedroom is bright and spacious, benefiting from two large windows, wooden floorboards add depth, while a striking cork feature wall introduces texture and warmth.

The second bedroom is cheerful and inviting, decorated in a glorious sunset yellow, with built-in shelving that maximizes functionality. Ascending another flight of stairs, you reach the loft room, a beautifully versatile space carpeted in durable woven seagrass. The room is cleverly divided by the staircase, creating two distinct zones. A cosy alcove is perfect for incorporating a desk, while ample eaves storage lines on both sides of the room. Two Velux windows capture plenty of sunlight, making this an ideal space for a third bedroom, a creative studio, or a tranquil home office. The possibilities are endless.

WHAT ELSE?

- Families will appreciate the close proximity to outstanding schools and daycares
- You're just a 5-minute walk away from West Ham Park and its sprawling green space and ornamental gardens,
- The thriving thoroughfare of Green Street and its shops, bars and restaurants is just a 6 mins stroll away.
- Stratford Westfield - Europe's largest shopping centre, housing your favourite brands, bars, and restaurants is only 30 mins by foot or a quick jaunt on the 238 bus.



A WORD FROM 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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