



Reception Room  
14'9" x 24'6"

Kitchen  
9'5" x 9'10"

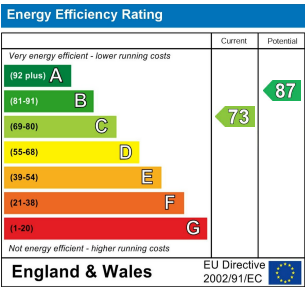
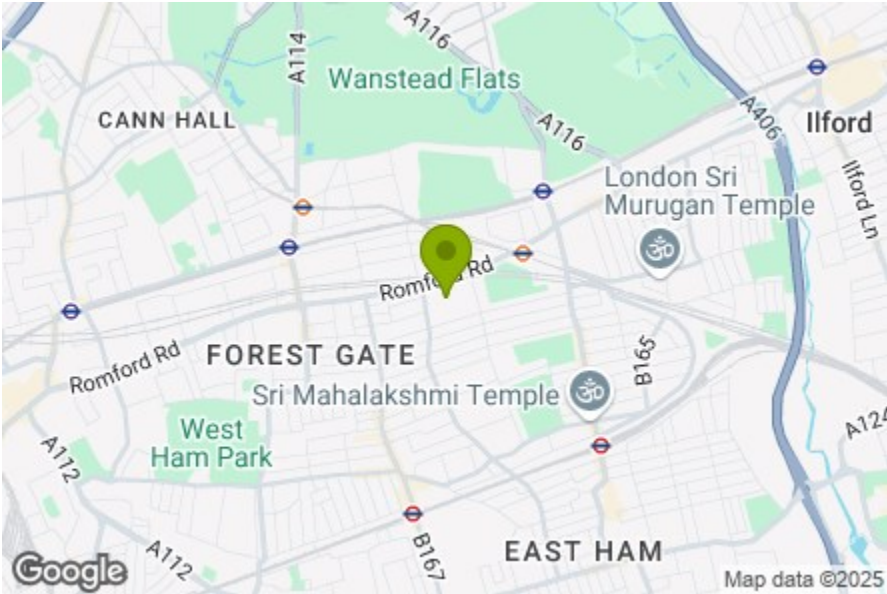
Shower Room  
9'5" x 6'8"

Utility Room  
4'8" x 10'3"

Bathroom  
9'3" x 10'11"

Bedroom  
14'7" x 11'0"

Bedroom  
9'6" x 13'1"



BIRCHDALE ROAD, FOREST GATE  
Offers In Excess Of £550,000 Freehold  
2 Bed House - Mid Terrace



Features:

- Two Bedroom House with No Onward Chain
- Unconverted Loft Subject to Usual Consents
- Stunning Modern Bathroom with Underfloor Heating
- New Double Glazing Throughout
- Second Groundfloor Bathroom
- Private Garden with Paved and Decked Areas
- Bespoke Fitted Wardrobes in the Bedroom
- Log Burner and Log Storage in the Garden
- Close to Wanstead flats
- Great Transport Links

Stylish, spacious, and ready to impress, this beautifully presented two-bedroom home ticks a lot of boxes. With 1,025 sq ft of well-designed living space already in place, there's also the exciting potential to convert the loft (STPP), offering room to grow and add value as your needs evolve. The property includes bathrooms on both floors, along with a private south-westerly facing garden that makes the most of the afternoon and evening sun and newly installed double-glazed windows throughout keep things energy-efficient. Ideally located just a short stroll from the wide open green spaces of Wanstead Flats and only 8 minutes walk from Woodgrange Park station, this home offers a great blend of peaceful surroundings and easy connections.

REQUEST A VIEWING  
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## IF YOU LIVED HERE...

Step inside and you're welcomed into a beautifully designed open-plan through reception, where rich wooden flooring flows seamlessly across the ground floor, tying each space together. At the front, a large bay window floods the living area with natural light, while additional glazing at the rear creates a bright, dual-aspect feel throughout.

Deep royal blue walls bring a sense of drama, perfectly setting off the crisp white woodwork and bespoke shelving built into the alcoves—ideal for displaying your favourite books, art, or collected treasures. A working log burner adds warmth and charm, making it the perfect spot to unwind with the glow of a real fire on colder evenings.

The kitchen is a visual treat with pale pink and green cabinetry, terrazzo countertops, and a crisp tiled splashback. A window to the adjacent utility room brings in extra light. The utility area smartly doubles as bike storage and houses the washing machine, making intelligent use of the layout.

To the rear of the ground floor, you'll find a sleek shower room with a walk-in enclosure, WC, and a vanity-mounted sink.

Outside, the landscaped garden has been thoughtfully zoned. There's a patio area for lounging, a neat section of lawn, and a raised deck beneath a pergola—perfect for alfresco dining or evening drinks. Lush raised beds bring colour and greenery, while a shed and log store keep things practical.

Upstairs, both bedrooms are generous king-sized doubles with large windows and wooden floors. The primary bedroom features bespoke fitted wardrobes, while the second bedroom offers ample room for a large double wardrobe—currently in place.

The main bathroom is a standout feature—elegantly styled with a claw-foot bath, walk-in rain head shower with a crittall-glazed screen, and bold geometric floor tiles. The olive green feature wall ties in beautifully with the vanity unit, adding a sense of luxury and cohesion. Built-in shelving, a feature radiator, and underfloor heating round things off with flair and function.

## WHAT ELSE?

- Woodgrange Park Station (8 mins) connects to the Victoria Line via Blackhorse Road for easy West End access, while nearby Forest Gate offers fast Elizabeth Line links to central London, Canary Wharf, and Heathrow.
- Local favourites include Corner Kitchen for brunch and coffee, Pie Republic for hearty comfort food, and The Wanstead Tap for craft beers and community vibes.
- You're spoilt for green spaces with the Wanstead Flats a short stroll away



## 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 Joyau. 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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