



Reception
9'11" x 12'6"

Reception
13'1" x 10'10"

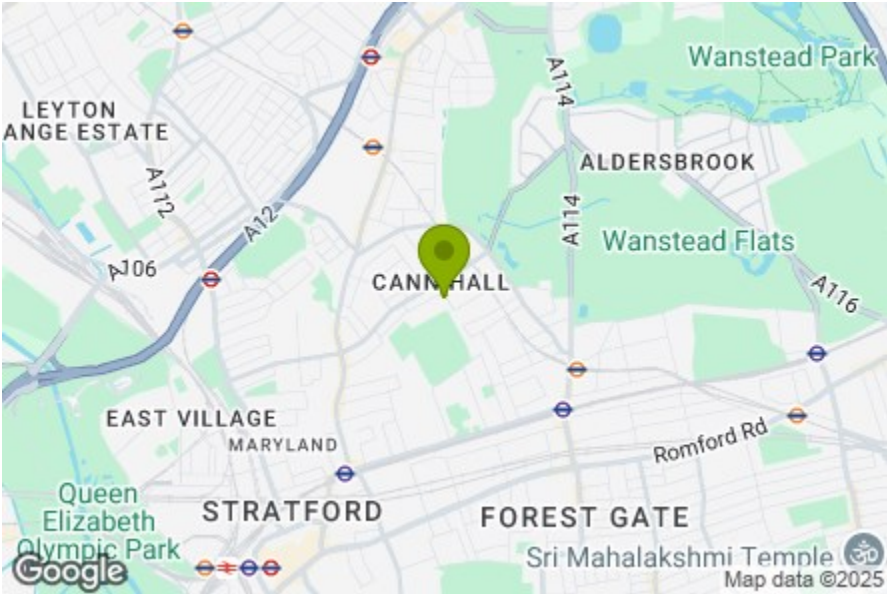
Kitchen
7'11" x 9'2"

Bedroom
13'1" x 10'10"

Bedroom
10'0" x 10'11"

Bathroom
7'11" x 9'2"

Total Area: 77.2 m² ... 831 ft²
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	



ODESSA ROAD, FOREST GATE
Offers In Excess Of £500,000 Freehold
2 Bed House - Terraced



Features:

- Two Bedroom Victorian Terrace House
- Two Reception Rooms
- Private West Facing Garden
- Two Double Bedrooms
- First Floor Bathroom
- Bay Fronted Reception
- Close To Forest Gate Station
- Short Walk To Wanstead Flats
- Chain Free

This charming two-bedroom terraced home offers 831 sq ft of space, a private west-facing garden, two reception rooms, and an upstairs bathroom —perfect for buyers looking to make a home their own. Set on a popular residential street in the heart of Forest Gate, the property has great potential and a layout that lends itself well to both family life and entertaining.

Just a short walk from the wide open green spaces of Wanstead Flats and only 10 minutes from Forest Gate station, on the Elizabeth Line for fast, direct connections into Central London, you'll find a great balance of peaceful surroundings and excellent transport links. Offered Chain Free for those keen to move.

REQUEST A VIEWING
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IF YOU LIVED HERE

Step inside and you're welcomed into the first of two reception rooms—bright and inviting thanks to a large bay window that lets in plenty of natural light. On the other side of the central staircase, you'll find a second, more spacious reception room measuring 133 sq ft. This flexible space could easily serve as a dining room, second lounge, or open-plan family area. There's also handy understairs storage, perfect for keeping day-to-day clutter out of sight.

The kitchen is ready for a refresh, offering a great foundation to work with. It currently features pale wood cabinetry, grey countertops, and a biscuit-and-denim blue chequered tile splashback. There's space for all essential appliances, and a window over the sink brings in extra light and a view of the garden.

Step out of the back door and you'll find a private, west-facing garden enclosed by natural wood fencing. It's a blank canvas with real potential—whether you're dreaming of a low-maintenance patio, lush lawn, raised beds, or a mix of zones for relaxing and entertaining, the space is ready to be shaped to your taste.

Upstairs, both bedrooms are generously sized doubles. The principal bedroom at the front spans 133 sq ft and features twin windows overlooking the quiet residential street, making the room feel bright and airy. The second bedroom, facing the rear, is

102 sq ft and looks out over greenery—ideal for a peaceful night's sleep or a calm work-from-home setup.

The bathroom is also conveniently located on the first floor, which isn't always the case in properties of this style.

This is a home full of potential, with solid bones and original proportions. With a little care and imagination, it could be transformed into something really special, perfect for those looking to create a space that truly reflects their own style.

WHAT ELSE....

Forest Gate station offers fast access via the Elizabeth Line - Stratford in 4 minutes - East London's shopping and transport hub, Liverpool Street in 13 minutes - right in the heart of the City and The West End in 20 minutes

You'll also find a fantastic range of independent shops, cafes, and restaurants along nearby Woodgrange Road, just a 10-15 minute stroll away.

For outdoor lovers, Wanstead Flats is just over a 5-minute walk (or a couple of minutes by bike), and the Olympic Park (just over a mile) also nearby, offering a wealth of leisure and recreational opportunities.



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
E11 BRANCH MANAGER

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