



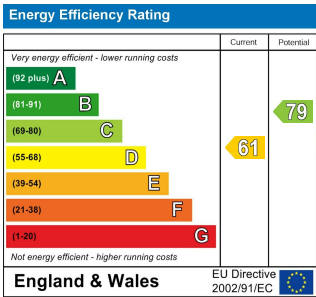
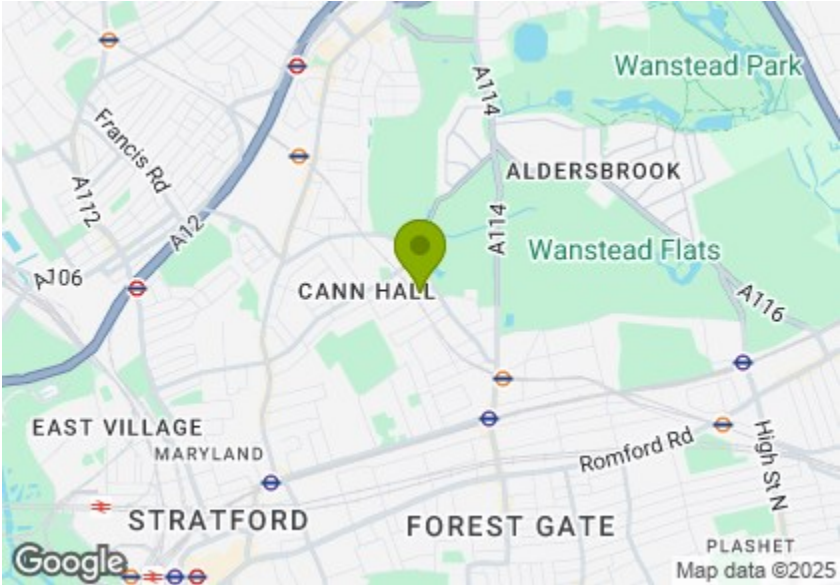
THORPE ROAD, FOREST GATE  
Offers In Excess Of £725,000 Freehold  
5 Bed House - Mid Terrace



Features:

- Five Bedroom Freehold House
- Handsome Double Bay Frontage
- Two Bathrooms
- Private Rear Garden
- Popular Location in "The Lanes"
- Moments to Wanstead Flats
- Planning (Expired) Granted for a Kitchen Extension

Set within the sought-after "Lanes" neighbourhood, this generously sized five-bedroom freehold house offers a fantastic opportunity to reimagine a classic Victorian home. With its handsome double bay frontage, two bathrooms, and a private rear garden, there's plenty of space to grow and adapt. Moments from the vast open spaces of Wanstead Flats, this is an ideal spot for those seeking both green surroundings and excellent city links. Offering huge potential in a thriving, welcoming area, it's a rare find ready for its next chapter.



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IF YOU LIVED HERE...

This classic Victorian terrace retains its original charm, with London stock brickwork, twin bay fronts, and sash-style windows lending instant curb appeal. Step inside and you're welcomed by a traditional hallway with stairs rising ahead and handy under-stair storage. At the front, the reception room enjoys a wide south-facing bay window that fills the space with natural light. There's ample room here to zone both lounge and dining areas, and the layout lends itself to being opened up into the adjoining kitchen, subject to planning permission.

Set to the rear, the kitchen follows a classic galley layout with generous worktop space, fitted cabinetry, and a side window drawing in extra light. A door leads directly to the garden, and at the far end, you'll find the ground floor bathroom—complete with bath, basin, and WC. With these spaces adjoining, there's clear potential to reconfigure the rear section to create a larger, open-plan kitchen-diner or extend further, subject to consent.

The garden beyond offers a private, enclosed outdoor area bordered by fencing and mature planting. With a little attention, it could easily become a versatile space for relaxing, entertaining, or play.

Upstairs, the first floor hosts three bedrooms: a generous bay-fronted double spanning the full width of the house, a centrally positioned room offering flexibility as a guest room, study or nursery, and a peaceful rear-facing bedroom with views across

neighbouring gardens. The top floor comprises two further bedrooms—one bright and expansive with twin skylights and eaves storage, the other more compact but well-proportioned—along with a smart, contemporary shower room finished in neutral tones.

The wide open spaces of Wanstead Flats are just a short stroll away, offering miles of greenery for running, dog walking or weekend picnics. You'll find independent favourites close to hand too—Ramble Café serves up great coffee in relaxed surroundings, while Joyau brings a touch of Parisian charm to the local scene. The Holly Tree, a much-loved neighbourhood pub, is not only good for drinks and Sunday roasts but also warmly kid-friendly, making it a hit with families. For transport, Wanstead Park Station and Forest Gate Station are both easily accessible, linking you quickly to the city and beyond. With Crossrail services from Forest Gate, central London feels closer than ever, while the area's village-like atmosphere remains intact.

WHAT ELSE?

Families are well served by local schools, with highly rated options nearby. Earlam Primary School, rated Outstanding by Ofsted, is within walking distance and known for its strong leadership and community spirit. For older children, Forest Gate Community School is also nearby and enjoys an excellent reputation for academic achievement and pastoral care. With these well-regarded schools close at hand, the neighbourhood offers reassurance and convenience for growing families.



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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**Reception Room**  
24'11" x 11'0"

**Kitchen**  
9'4" x 8'0"

**Bathroom**  
8'0" x 7'1"

**Bedroom**  
13'1" x 8'0"

**Bedroom**  
11'4" x 8'11"



**Bedroom**  
14'4" x 13'1"

**Bedroom**  
13'1" x 6'9"

**Shower Room**  
6'7" x 5'2"

**Bedroom**  
14'4" x 13'1"

**Eaves Storage**

**Garden**  
22'11"



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