



UPTON LANE, FOREST GATE

Offers In Excess Of £950,000 Freehold

5 Bed House - Terraced



Features:

- Victorian Terrace House
- Freehold
- Five Bedrooms plus Study
- Outbuilding
- Driveway
- Views over West Ham Park
- Close to Plaistow Station
- Good Decorative Order

This impressively proportioned five-bedroom home spans three floors, offering exceptional charm and comfort for modern living. With three bathrooms, two reception rooms, a large kitchen/diner, a dedicated utility area, study, cellar, private driveway, and a garden complete with outbuilding, it's brimming with standout features.

Perfectly positioned for connectivity, it's just a short walk to Upton Park Underground station, while Forest Gate lies slightly further, offering fast access to the City and West End via the Elizabeth Line. Whether you're working from home or commuting into central London, it's a home that delivers space and convenience in equal measure.

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IF YOU LIVE HERE...

With an impressive 2,250 square feet of polished living space (not including the garden outbuilding), this expansive five-bedroom home is a masterclass in scale, versatility, and style.

From the moment you step inside, the thoughtful layout and exceptional proportions invite you to explore. The interconnecting reception rooms are ideal for entertaining, with internal sliding doors allowing you to create open-plan flow or cosy separation as needed. Period charm comes from the ornate beading, ceiling roses, and high ceilings, which contrasts well with the contemporary touches and the abundance of natural light.

The large kitchen/diner is the heart of the home, fitted with sleek units, modern appliances, and a stylish breakfast bar—perfect for relaxed family mornings. A ground-floor bathroom and utility room add practicality to the design.

Upstairs, the first floor has three generously sized bedrooms with built-in storage and a smart family bathroom. The converted loft provides two further bedrooms—one with an ensuite—and a separate study, making it perfect for home working or a quiet retreat.

Step outside and discover the rear garden complete with outbuilding, offering an additional space for an activity of your choosing.

Located between several vibrant East London neighbourhoods, this home also benefits from proximity to green spaces – you can view West Ham Park from your home. Commuters will appreciate excellent transport links nearby, including Plaistow and Forest Gate stations, making travel into the City and West End quick and easy.

WHAT ELSE?

- Plaistow is served by the District and Hammersmith & City lines. Travel one stop to West Ham for access to the Jubilee line and DLR, or Barking for train services to the Essex seaside. Forest Gate is on the Elizabeth line.
- The main thoroughfare of Green Street has plenty of convenience stores for any last minute essentials you may need.
- Parents will be pleased to know that you have an abundance of good schools nearby.



A WORD FROM THE OWNERS...

"This has been our beloved family home for over 30 years — a place filled with warmth, laughter, and countless cherished memories. It's where we raised our children, celebrated birthdays, and shared everyday moments that have meant the world to us. Now, with our children grown and starting their own lives, it's time for us to turn the page and downsize — but it's not easy to say goodbye. One of the things we've always been proud of is the character of the house itself. The beautiful Victorian features give it a timeless charm — high ceilings, generous rooms, and a sense of solidity that's hard to find in modern homes. We've kept it lovingly maintained, always making sure it felt welcoming and well cared for. The location has been equally special. With the park just across the road, peaceful walks have always been a joy. The bus stop is only steps away, the train station is nearby, and Stratford — with its shops, restaurants, and excellent transport links — is just a five-minute drive, offering convenience without compromising the quiet character of the neighbourhood. The local schools — both junior and senior — have served our family well, and the area has a lovely sense of community that's hard to find. We truly hope the next family who lives here finds as much happiness in this home as we have. It's more than just a house — it's a place to grow, to feel safe, and to make memories that last a lifetime."

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Reception Room
12'4" x 12'4"

Reception Room
10'2" x 12'4"

Kitchen/ Diner
9'6" x 27'9"

Utility Room
6'8" x 25'7"

Shower Room
3'1" x 8'9"

Cellar
5'7" x 25'6"

Bedroom
16'7" x 12'3"

Bedroom
10'2" x 12'5"

Bathroom
6'5" x 9'3"

Bedroom
9'9" x 13'10"

Bedroom
15'10" x 12'0"

Ensuite
4'7" x 6'0"

Bedroom/ Study
6'10" x 9'2"

Bedroom
9'8" x 12'0"



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