

SYLVAN ROAD, FOREST GATE  
Offers In Excess Of £580,000 Freehold  
3 Bed House - Mid Terrace



Features:

- Three Bedroom Freehold House
- Converted Loft with Stunning En-Suite
- Large Open Plan Through Reception
- Kitchen Opening to the Rear Private South Facing Garden
- Quiet Street
- Moments to Forest Gate and Wanstead Park Stations
- A Short Walk to Wanstead Flats

This spacious three-bedroom freehold home enjoys a peaceful position on a quiet residential street, just moments from excellent transport links and expansive green space. Set over three floors, it features a generous converted loft complete with a stylish en-suite, while the ground floor showcases a large open-plan reception ideal for modern living. The kitchen opens directly onto a private south-facing garden, and Wanstead Flats is just a short stroll away. Forest Gate and Wanstead Park stations are both within easy reach, connecting you swiftly to the City and beyond.

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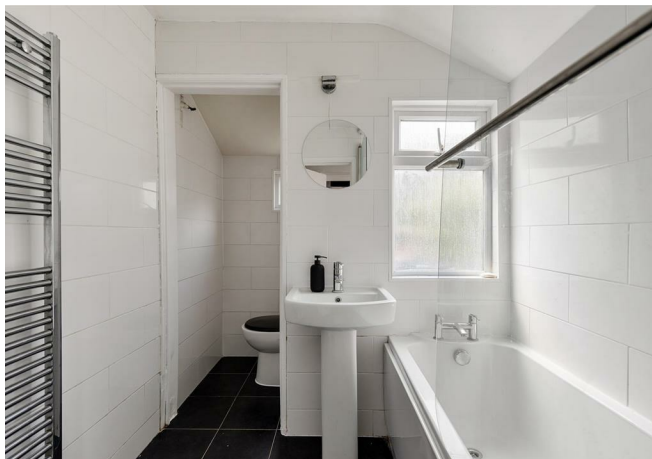
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#### IF YOU LIVED HERE...

Set across three floors, this thoughtfully arranged home opens with a welcoming hallway that sweeps into a full-depth reception room. Timber floorboards run the length of the space, adding warmth underfoot, while a beautifully exposed brick fireplace provides a striking focal point. A black-painted beam creates a gentle division between lounging and dining zones, and built-in cupboards tuck neatly beneath the staircase. To the rear, the bright galley kitchen enjoys garden views through full-height glazing, with white cabinetry, warm-toned worktops and a skylight overhead all contributing to the airy feel. Adjacent, the downstairs bathroom includes a bath and window, its straightforward layout making good use of space.

Step outside and you'll discover a generous south-facing garden. Bordered by mature trees and dense planting, it delivers real seclusion. A path leads across the lawn towards a timber shed at the far end, while a paved terrace near the house invites alfresco dining, morning coffee or lazy weekend lounging. The established greenery provides instant appeal, with ample scope to shape this outdoor haven to your own tastes.

On the first floor, the landing is bathed in soft light from above, with painted floorboards and dark wood stairs providing stylish contrast. The main bedroom at the front is particularly well-proportioned, with two large windows, space for freestanding furniture, and a run of bespoke wardrobes in warm timber tones that blend beautifully with the overall aesthetic. Overlooking the garden, the second bedroom offers a

peaceful retreat with plenty of natural light.

At the top of the house, a landing enjoys treetop views, leading to a serene double bedroom complete with skylights and eaves storage. Bespoke built-in wardrobes in a rich charcoal finish provide both form and function, adding a bold yet elegant note to the room. The en-suite is beautifully finished, featuring a bath and soft, neutral tiling.

The surrounding area blends vibrant high streets, green spaces and community spirit. A short stroll brings you to Ramble Café, a relaxed spot known for excellent coffee and laid-back charm, while the nearby railway arches host lively venues like Joyau, a stylish destination for natural wines, small plates and good conversation. The Forest Tavern, a much-loved local, combines a relaxed, family-friendly vibe with comforting food and a lively, welcoming atmosphere that draws in both regulars and newcomers. West Ham Park offers generous lawns, tree-lined paths and a popular children's playground, while Wanstead Flats, just moments away, provides a wild, open expanse ideal for weekend walks, football matches or simply stretching out under the sky. Earlham Primary School, rated Outstanding, is just over ten minutes away on foot.

#### WHAT ELSE?

Getting around is easy, with Forest Gate Station just over five minutes away, offering fast connections into the City via the Elizabeth line. Wanstead Park Station is also within reach, around a ten-minute walk, linking you to the Overground network and beyond. Whether you're commuting or exploring the capital, you'll be well connected from here.



#### 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**

21'3" x 9'9"

**Kitchen**

**Bathroom**

8'10" x 6'6"

**Bedroom**

11'4" x 7'0"

**Bedroom**

13'0" x 9'5"

**Bedroom**

11'6" x 10'6"

**Bathroom**

6'5" x 5'6"

**Eaves Storage**

**Garden**

49'2"

**Shed**

12'11" x 5'1"



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