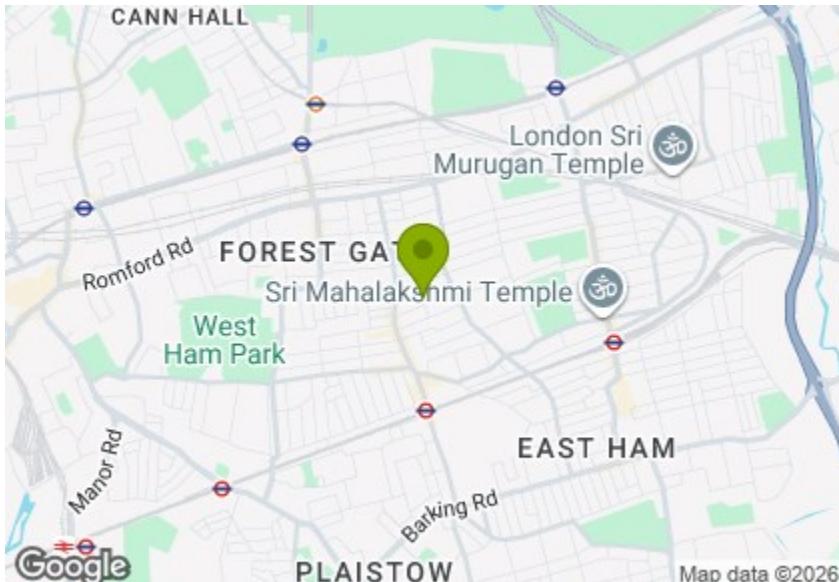




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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		
(0-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## JEPHSON ROAD, FOREST GATE Offers In Excess Of £525,000 Freehold 3 Bed House - Mid Terrace



### Features:

- Victorian Terraced House
- Three Double Bedrooms
- Modernised Kitchen & Bathroom
- Double Bay Window
- Open Plan Through Lounge
- Freehold
- Landscaped Rear Garden
- Potential for Development (STP)
- Short Walk to Plashet Park
- Close to Multiple Train Stations

A beautifully finished three-bedroom Victorian terrace, full of original period features and stylish contemporary design touches. Ideally located just a short walk from the excellent amenities of Forest Gate and the open green spaces of Plashet Park.

Transport links are excellent, with three stations within easy walking distance (Forest Gate, Woodgrange Park and Upton Park) providing a range of Underground and Overground rail connections.

The home further benefits from an open-plan through lounge, a modernised kitchen and bathroom, a landscaped rear garden, and exciting potential for further development, subject to the usual planning permissions.

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#### IF YOU LIVED HERE...

You'll immediately appreciate the sense of space this two-storey home provides. The Victorians truly had a talent for thoughtful design. Original period features remain in place, while contemporary updates enhance everyday living. There is also exciting potential to extend, subject to the usual planning permissions, allowing you to dream big as you lay down roots.

Natural light pours through the generous through-lounge, which offers ample room for both relaxing and dining, alongside details such as column radiators and smart, modern decor.

The stylish kitchen is finished with sleek units, classic metro brick tiling, monochrome flooring and high-spec integrated appliances. To the rear, the immaculate bathroom features a walk-in shower and vanity basin, with the beautifully landscaped garden beyond. Here, you'll find a charming patio area and beds bordered by charming combination of brickwork and contemporary fencing.

Upstairs, there are three well-proportioned bedrooms, including the front bedroom with clever built-in storage.

Beyond, you'll be delighted to find some fantastic amenities within strolling distance. Start with a walk to Wanstead Flats, ideal for dog-walkers, fitness fans and picnickers. On the way there, stop off at the Ramble Cafe for a coffee and cinnamon bun, or stroll a bit further to Winchelsea Road, a thriving hub with some fantastic eateries located in the old railway arches. Look out for Pretty Decent Beer, The Wanstead Kitchen and Wild Goose Bakery, but you're sure to uncover some gems of your own in this dynamic neighbourhood.

#### WHAT ELSE?

- Forest Gate station is around 22 minutes on foot for the Elizabeth line, Upton Park is 13 minutes for the Circle, Hammersmith and District lines and Woodgrange Park is 19 minutes for the Suffragette Overground.
- Parents will be pleased to know that there are multiple highly regarded primary and secondary schools in the area.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short four minute hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).



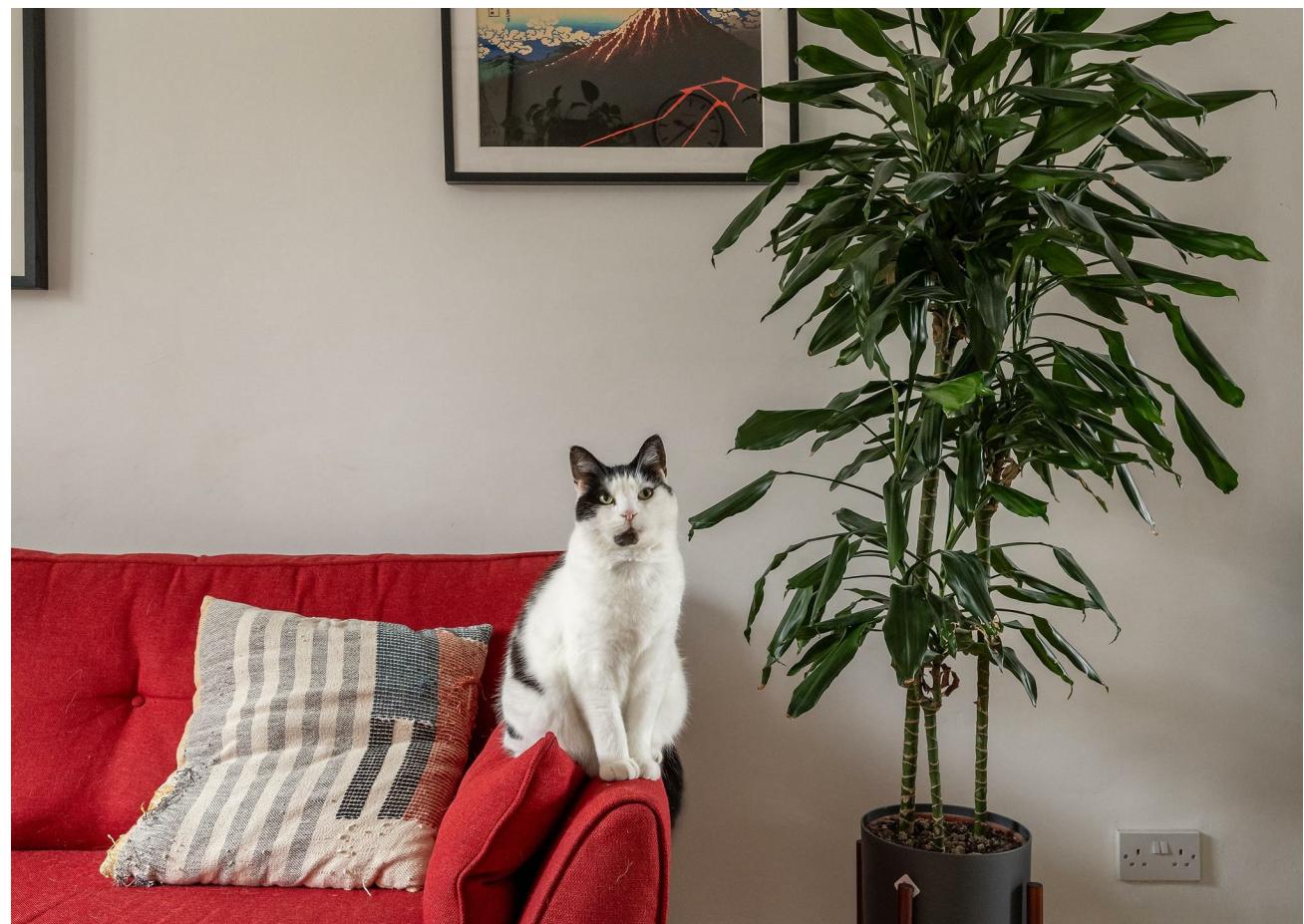
#### A WORD FROM THE EXPERT..

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture".

BEN CHARLETON  
E11 BRANCH MANAGER

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**Reception**  
15'5" x 31'5"

**Kitchen**  
8'5" x 12'10"

**Storage**

**Bathroom**

**Bedroom**  
14'2" x 13'3"

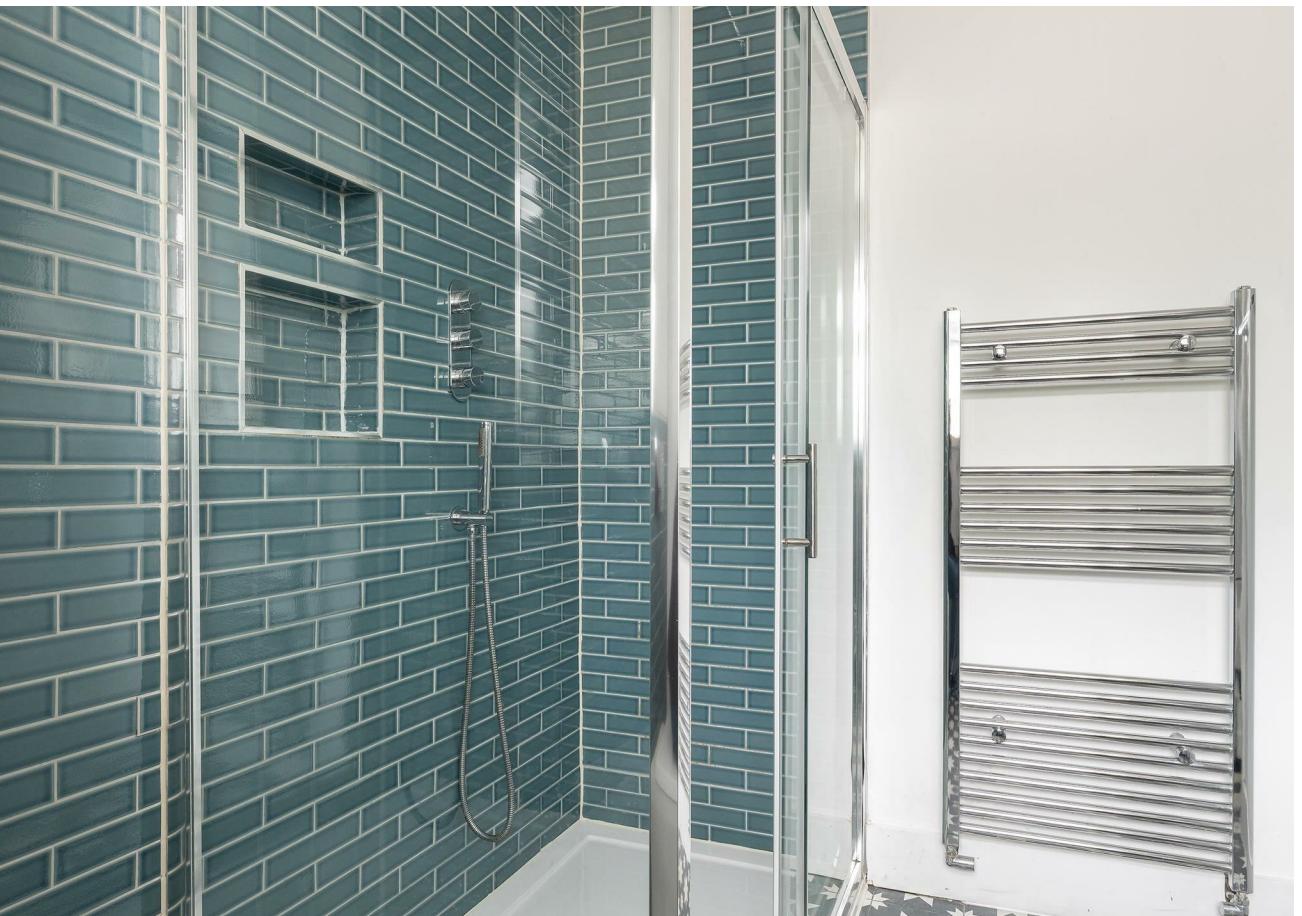


**Bedroom**  
8'0" x 11'1"

**Bedroom**  
8'2" x 9'9"

**Garden**

15'5" x 31'5"



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