

## Capel Road

Approximate Gross Internal Area = 1525 sq ft / 141.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



### Capel Road, Forest Gate

Asking Price £975,000 Freehold

- Popular Forest Gate Village location
- End of terrace period home
- Four bedrooms
- Ground floor shower room and first floor bathroom
- Cellar of 23'7 in depth
- Overlooking the Wanstead Flats
- Recently renovated throughout
- Two reception rooms
- Large kitchen
- This property has been underpinned



# Capel Road, Forest Gate

Overlooking the sprawling Wanstead Flat in Forest Gate Village, Petty Son & Prestwich are proud to offer this four bedroom end of terrace home, with two formal receptions, large kitchen and landscaped South facing garden.



Council Tax Band: E



This imposing home has uninterrupted views over Wanstead Flats, 318 acres of open grassland which give it a sense of space and tranquillity not usually found in such a central East London location. There are excellent transport links into the city centre via Manor Park station (0.4 miles), which is fully served by the new Elizabeth Line with a direct link to Heathrow airport. Wanstead Park Overground Station is 0.8 miles from the property. Families are well catered for in Forest Gate - there are excellent local schools and nurseries within a short walk, including Chestnut Nursery, Aldersbrook Primary School (rated Outstanding by OFSTED) and Forest Gate Community School (also rated Outstanding). The property is only 2.7 miles from Westfield Shopping Centre and the Olympic Park where there are a variety of shops, restaurants, and entertainment.

From the exterior the home has all the charm expected of an exposed, brick fronted Victorian property, whilst providing all the modern conveniences now required of a 21st Century family home without forgoing the period features. New double glazed sash windows have been installed throughout the home, with herringbone patterned flooring running throughout the majority of the ground floor and new carpeting to the first. The two formal reception rooms to the front, retain their exquisite ornate plasterwork and can be opened to one larger area thanks to double doors connecting the two spaces. To the rear a fabulous modern kitchen with range of integrated appliances look onto the favourable South facing garden through a pretty bay window, which provides a handy area to place a small breakfast table and chairs. There is also access to a spacious cellar and handy ground floor shower room from the entrance hall.

To the first floor there are four bedrooms, three of which are doubles with the principal bedroom spanning the entire width of the property and taking in views across the Wanstead Flats. A modern family bathroom completes the accommodation to the first floor. The rear garden is a good size and has been landscaped to provide a deep lawn. Enjoying a favourable Southerly aspect and backing onto the grounds of Manor Park Cemetery, the rear garden is a truly tranquil spot to

enjoy some downtime away from the hustle and bustle of the City which lies only a few miles away. The property is offered for sale chain free.

EPC Rating: D62  
Council Tax Band: E

**Sitting Room**  
15'1" x 12'4"

**Dining Room**  
11'9 x 10'10

**Kitchen**  
18'1 x 10'6

**Bedroom One**  
16'5 x 14'9

**Bedroom Two**  
11'9 x 10'10

**Bedroom Three**  
11'4 x 10'6

**Bedroom Four**  
8'5 x 7'7

**Cellar**  
23'7 x 6'7