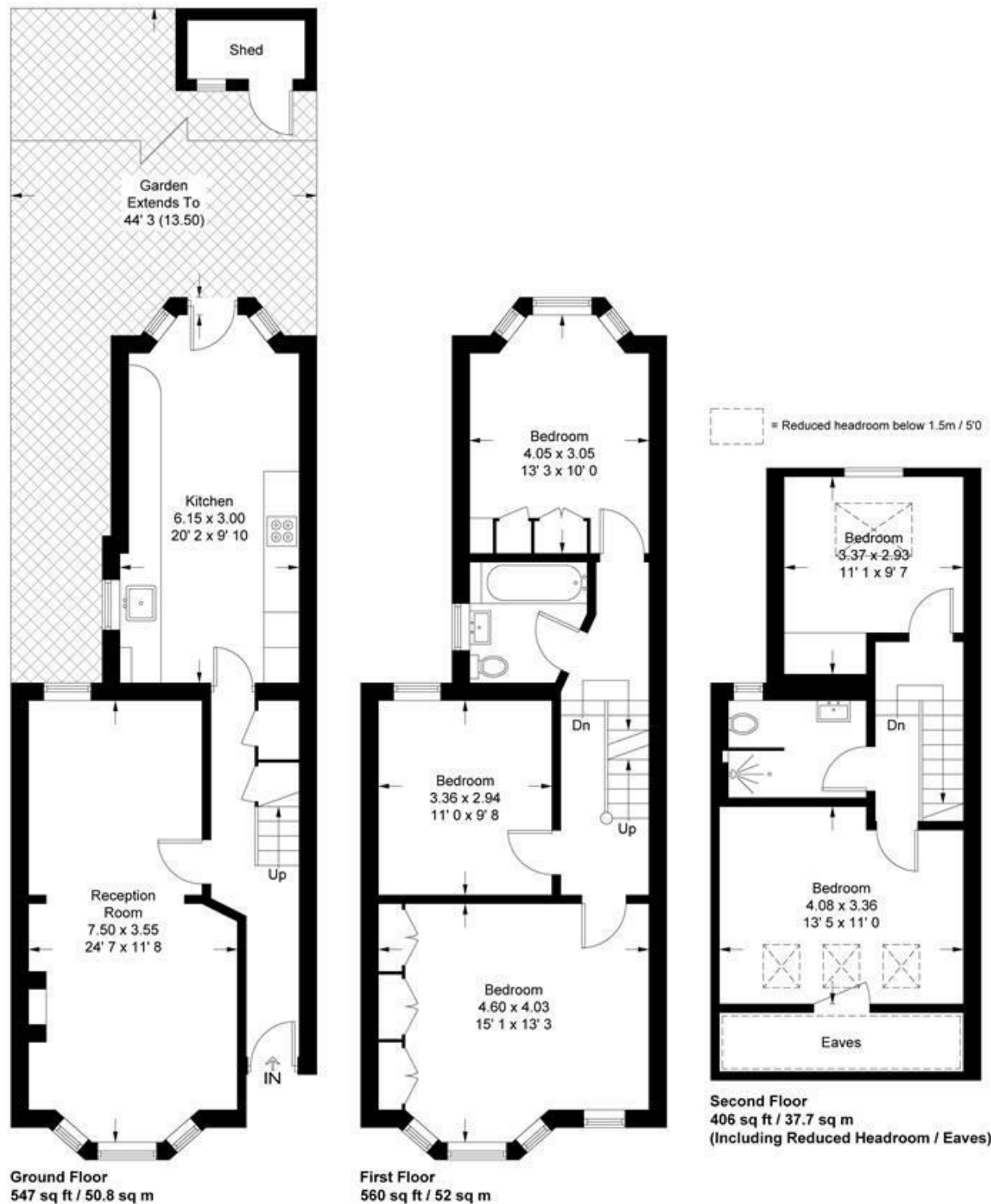


Knighton Road

Approximate Gross Internal Area = 1474 sq ft / 136.9 sq m
 (Excluding Reduced Headroom / Eaves / Shed)
 Reduced Headroom / Eaves = 39 sq ft / 3.6 sq m
 Total = 1513 sq ft / 140.5 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.



Knighton Road, Forest Gate Offers In Excess Of £940,000 Freehold

- Period terrace house
- A stone's throw from Wanstead Flats
- Spacious double reception room
- Family bathroom and shower room
- Close to a range of popular local amenities
- Beautifully presented property
- Five generous bedrooms
- Modern kitchen/breakfast room
- South/Westerly garden
- 0.5 Miles to the Elizabeth Line via Forest Gate Station

Knighton Road, Forest Gate

Positioned on Knighton Road in Forest Gate, Petty Son and Prestwich are delighted to offer this attractive five bedroom period home with a South/Westerly garden, a stone throw from Wanstead Flats.



Council Tax Band: D



A stone's throw from Wanstead Flats (160 feet) which is one of the largest expanses of common land in urban London, this home provides the ideal location for outdoor walks and bike rides. In addition to being a short stroll from local attractions such as the Holly Tree pub, Pretty Decent brew bar, Joyou wine bar and Wild Goose bakery, it is also close to the shopping amenities of Westfield Stratford. There are excellent transport links into the city via Forest Gate Station (0.5 miles) which is serviced by the Elizabeth Line (13 mins to Liverpool St; 18 mins to Tottenham Court Rd) and Wanstead Park Overground Station (0.4 Miles). The home is also close to Aldersbrook Primary School and Forest Gate Community School, both Ofsted rated outstanding.

With beautiful period features throughout and large, open living areas to the ground floor, this home has a wonderful feeling of space. Starting with the exposed brick façade, beautiful mosaic pathway, entrance door designed by 'Timber Windows' and Banham locks, the home is immediately striking. The two original receptions to the front have been opened up to provide a charming lounge/dining room to the front with a striking cobalt blue kitchen to the rear, styled by design-forward company 'Holte'. Boasting a great deal of storage, worksurface space and room for a range of freestanding and integrated appliances in addition to a small breakfast bar/seating area. Both rooms enjoy sun from the South/Westerly garden ensuring they have a great deal of natural light throughout the day.

To the first floor there are three well-proportioned double bedrooms which lead off of the deep split level landing area, in addition to a contemporary family bathroom. The second floor has been expertly converted by award winning architectural design firm 'Made by Volume', with a double dormer loft extension accommodating fitted with triple glazed windows throughout, including aluminium 'Velfac' windows. The second floor accommodates two bedrooms and a gorgeously sleek and stylish, underfloor heated shower room decorated in green metro-tiling and, like the rear bedroom, benefiting from a large overhead skylight. The rear bedroom is currently used as a handy home office – perfect for those working from home that want a peaceful area to conduct their

work away from the main accommodation to the ground floor, with its overhead 'Fakro' skylight can be opened by remote control to carefully control the airflow.

The rear garden has been simply landscaped to provide a patio leading to a central lawn, rear storage shed and raised beds holding a range of established shrubs including rare Japanese maples providing vivid colour throughout the Spring and Autumn.

EPC Rating: C72
Council Tax Band: D

Reception Room
24' 7 x 11'8

Kitchen
20'2 x 9'10

Bedroom One
15'1 x 13'3

Bedroom Two
13'5 x 11'10

Bedroom Three
13'3 x 10'

Bedroom Four
11'1 9'7

Bedroom Five
11'0 x 9'8