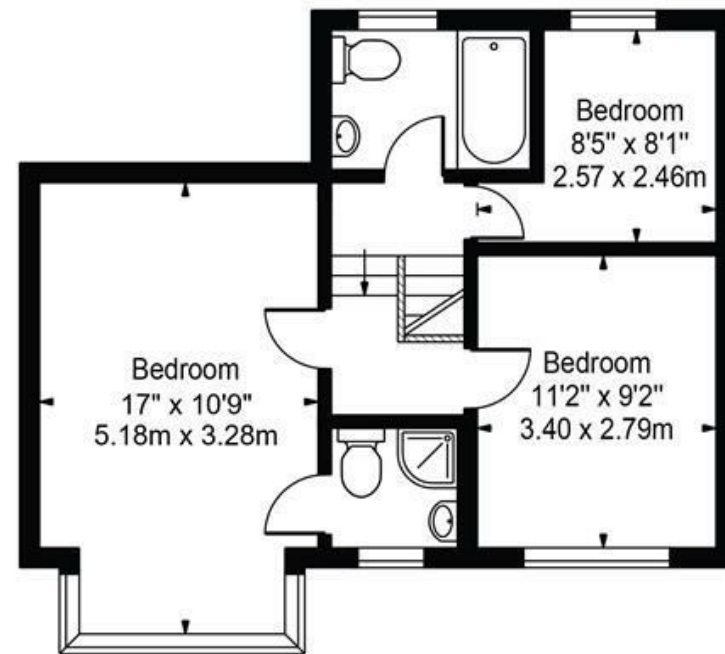
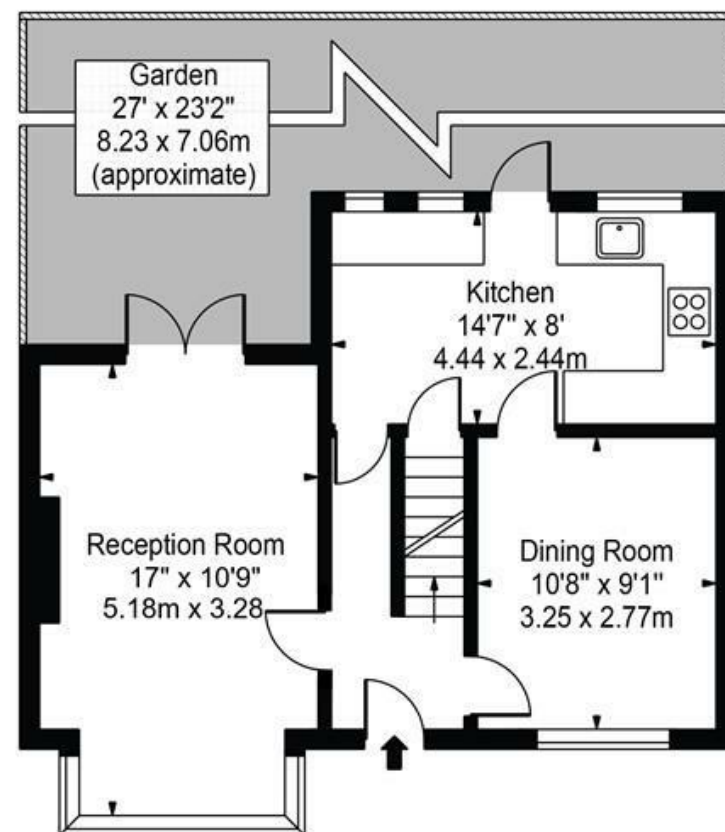


Approx. Gross Internal Area 973 Sq Ft - 90.39 Sq M



First Floor



Ground Floor

Lower Ground Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



## Westbury Terrace, Forest Gate

£675,000 Freehold

- Double fronted period home
- En-suite to principal
- South facing garden
- Potential to extend (STPP)
- 0.5 Miles to the Elizabeth Line
- Three bedrooms
- Two large reception rooms
- Well-presented throughout
- Cellar
- Surrounding by high performing schooling



# Westbury Terrace, Forest Gate

Westbury Terrace in Forest Gate is your quintessential East London street; a handsome row of Victorian terraces with bags of character, perfectly placed in a neighbourhood that’s buzzing with new energy and community spirit.

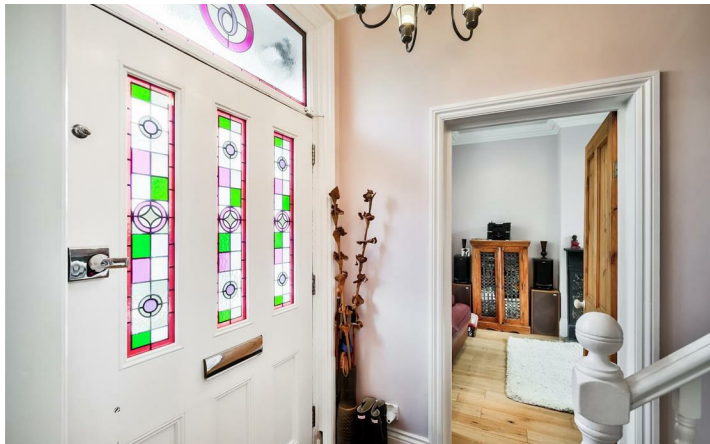
 3

 2

 2

 D

Council Tax Band: C



Families will love the stellar school options on the doorstep, there are three Ofsted rated Outstanding primary schools just a short stroll away: Sandringham (0.2mi), Elmhurst (0.6mi), and Monega (0.7mi). For the older children, there’s St Angela’s Ursuline (0.4mi) – an Ofsted rated outstanding Secondary School. Getting around couldn’t be easier. You’ve got Forest Gate Station (Elizabeth Line, 0.5mi) just up the road. Plus, there’s Woodgrange Park (Overground, 0.7mi) and Stratford Station & Westfield Shopping Centre (2.2mi) close by for even more connections.

Step across the charming black and white mosaic pathway, framed by a manicured hedge and classic brick wall, and into the elegant central hallway of this double-fronted Victorian home which is both beautifully laid out generously proportioned. Either side of the hallway you’ll find two spacious reception rooms perfect for hosting, lounging, or creating a dedicated work-from-home space. The living room flows effortlessly out to a raised deck, overlooking a lush, south-facing garden that’s bursting with established, cottage-style planting.

To the rear, the sleek, modern kitchen also opens directly onto the garden, making al fresco dining a breeze. There’s access to a handy cellar from the kitchen ideal for stashing bikes, wine, or all those extras you want out of sight. Upstairs, you’ll find three bedrooms, off of the characterful split level landing, the generous principal bedroom complete with en-suite shower room. The main bathroom is fully tiled, modern, and ready for busy mornings or long evening soaks. With scope to convert the loft and extend to the rear (STPP).

EPC Rating: D68  
Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

**Reception Room**  
16’12" x 10’9"

**Dining Room**  
10’8" x 9’1"

**Kitchen**  
14’7" x 8’

**Bedroom**  
16’12" x 10’9"

**Bedroom**  
11’2" x 9’2"

**Bedroom**  
8’5" x 8’1"

**Cellar**  
10’12" x 4’12"