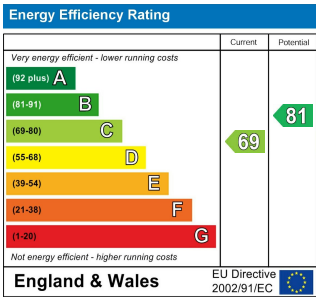




Total Area: 67.5 m² ... 727 ft²
All measurements are approximate and for display purposes only.



ERIC ROAD, FOREST GATE

Offers In Excess Of £585,000 Freehold
2 Bed House - Mid Terrace



Features:

- Victorian Terrace House
- Freehold
- Two Bedrooms
- Close to Forest Gate Station
- Good Decorative Order
- Original Features
- Close to Winchelsea Road

This beautifully restored two-bedroom Victorian terrace combines classic charm with modern comforts. Inside, you'll find two immaculate reception rooms, a stylish kitchen, a first-floor family bathroom, and a secluded rear garden, all complemented by the home's lovely original features.

Set on a peaceful, tree-lined street, the property is just moments from the excellent amenities of Winchelsea Road, as well as the historic greenery of Wanstead Flats. Central London is easily accessible via the Elizabeth Line at Forest Gate, making this a perfect blend of tranquility and connectivity.

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IF YOU LIVED HERE...

Beyond that striking frontage, you'll find an impressive home with a careful balance of traditional features and contemporary updates packed into its 727 square feet.

In the front reception, the large bay windows decked out with shutters, ornate coving, original stripped floorboards and fireplace alcove add period elegance, while the rear reception features the same pristine style that runs throughout. This room would make an excellent dining room considering the adjoining kitchen, which is decked out with traditional cabinets and immaculate fittings.

The garden has plenty of mature foliage to bring a sense of seclusion, so you'll love sitting out on the patio.

On your first floor, you have two bright and brilliant bedrooms, plus a family bathroom with a striking claw-foot freestanding tub.

Tucked between several thriving East London neighbourhoods, you're perfectly placed for an abundance of amenities. Mere moments away is Winchelsea Road, home to a fantastic lineup of local favourites including Pretty Decent Beer Taproom, Joyau wine bar, The Rookwood Village, and Wild Goose Bakery. Head

north towards Leytonstone and you'll uncover even more culinary gems like Homies on Donkeys, Mum Likes Thai Food, Panda Dim Sum and Le Regret.

When it's time to walk it all off, the green space of Wanstead Flats is a short stroll away, ideal for runners, dog walkers and weekend picnickers alike.

WHAT ELSE?

- Forest Gate station is around eight minutes on foot, where you can use the Elizabeth line to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. Or hop on to the Suffragette Overground line at Wanstead Park for the Gospel Oak to Barking line, which is even closer. Drivers have easy access to the M25 and North Circular.
-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).
- More pub options? You've got The Wanstead Tap, a bar, beer shop and performance space five minutes from your home on foot, or The Holly Tree, which is a minute or two further and offers up great grub plus a miniature railway.



A WORD FROM THE OWNER....

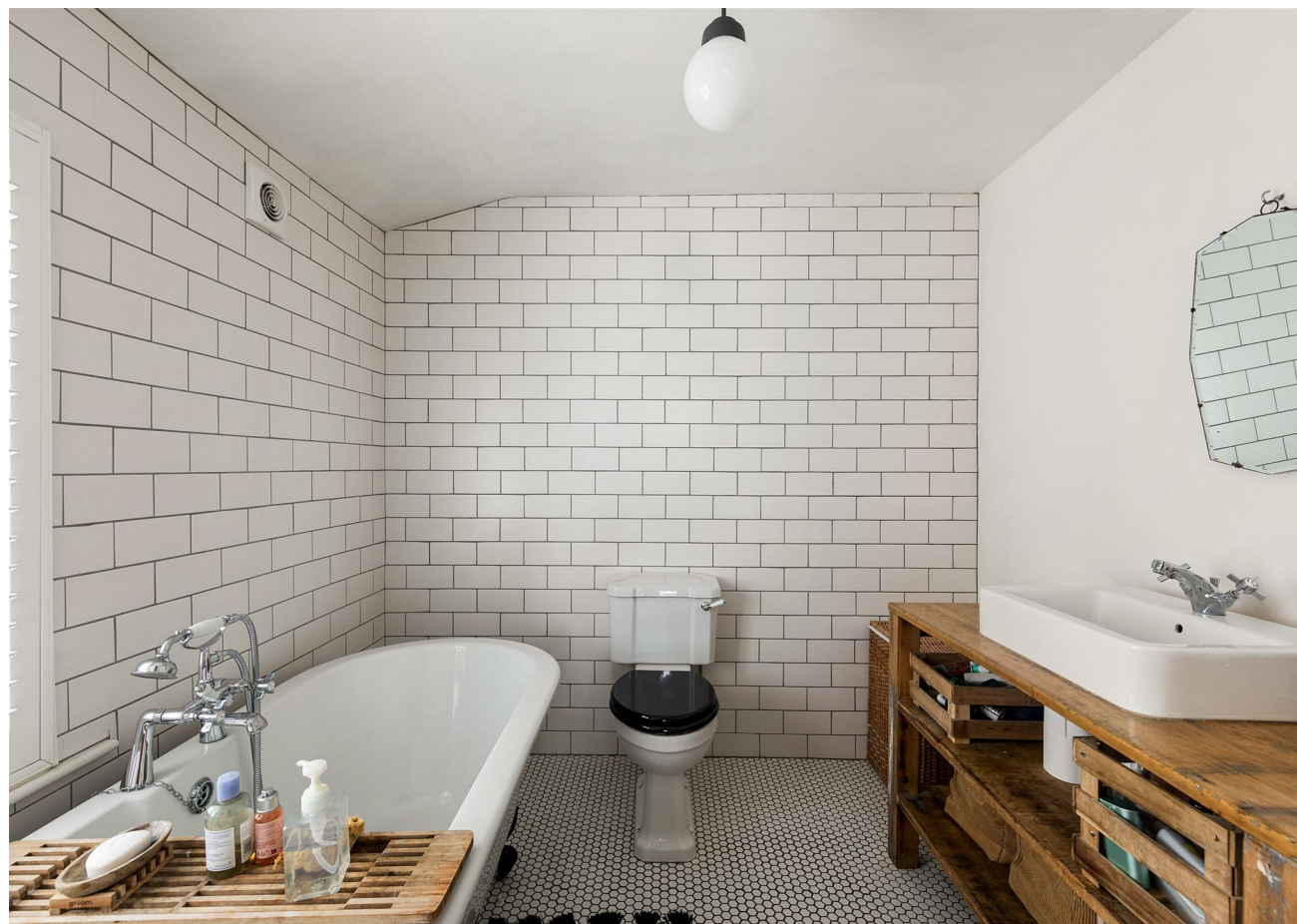
"We've loved living here for the past 10 years – it's a place that truly feels like home. There's a strong sense of community, and it's been a wonderful place to raise a young family. From morning coffees at Ramble and Tamping Grounds to lunch at Wildgoose Bakery, picnics on Wanstead Flats, runs and walks through Wanstead Park, watching football at Clapton FC, and pub quizzes at The Holly Tree, there's always something happening.

The UP Garden is right on our doorstep and hosts brilliant community events throughout the year, adding to the warm, local vibe. We're just a short walk from the Elizabeth Line and the buzzing cafés, bars, and eateries along Station and Winchelsea Road – perfect for weekends and evenings out.

It's been lovely to see the area grow into a vibrant neighbourhood where families are putting down roots. Street parties, friendly neighbours, and community spirit make it a really special place to live.

Plus, having a great local gym with yoga classes and a sauna just minutes away is a real bonus!"

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Reception Room
12'3" x 10'4"

Reception Room
11'0" x 10'3"

Kitchen
8'1" x 7'10"

Bedroom
13'7" x 10'7"



Bedroom
10'2" x 8'0"

Bathroom
8'0" x 7'11"

Garden
24'7"



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