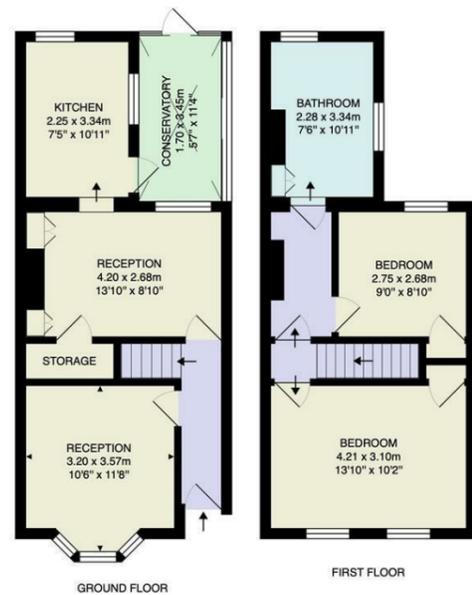




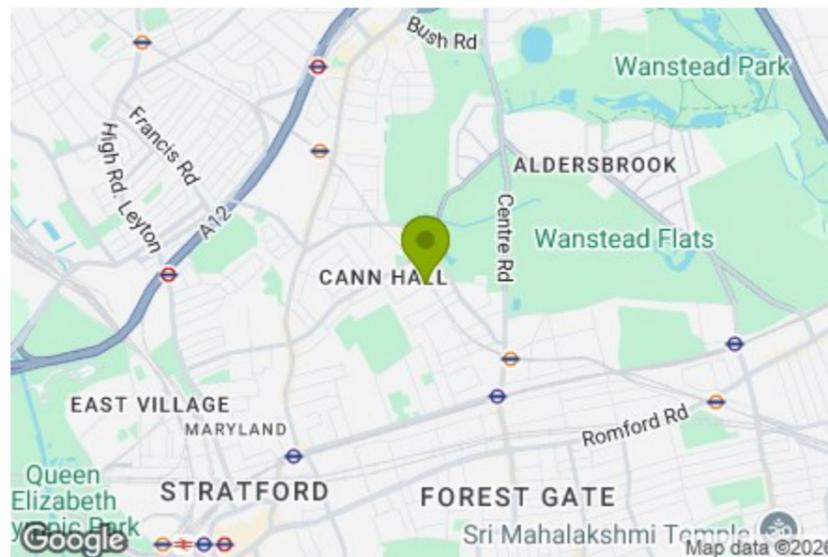
GARDEN IS APPROX. 7.75M x 4.37M



Total Area: 81.4 m² ... 876 ft²

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.

- Reception Room
10'5" x 11'8"
- Storage
- Reception Room
13'9" x 8'9"
- Kitchen
7'4" x 10'11"
- Conservatory
5'6" x 11'3"
- Bedroom
9'0" x 8'9"
- Bedroom
13'9" x 10'2"
- Bathroom
7'5" x 10'11"
- Garden
approx 25'5" x 14'4"



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



THORPE ROAD, FOREST GATE

Offers In Excess Of £575,000 Freehold 2 Bed House - Mid Terrace



Features:

- Two Double Bedrooms
- Victorian Terrace
- First Floor Bathroom
- Private Garden
- Chain Free
- Potential to Extend STP
- Great Location Close to the Popular Winchelsea Arches
- Short Walk To Wanstead Flats
- Close To Forest Gate Station

A bright and well-proportioned two bedroom Victorian terrace, complete with private garden and first floor bathroom, set on a quiet residential street in Forest Gate. Available chain free and offering potential to extend subject to the usual permissions, this is a home with both immediate comfort and future possibility, just a short walk from Forest Gate station, Wanstead Flats and the much loved Winchelsea Arches.

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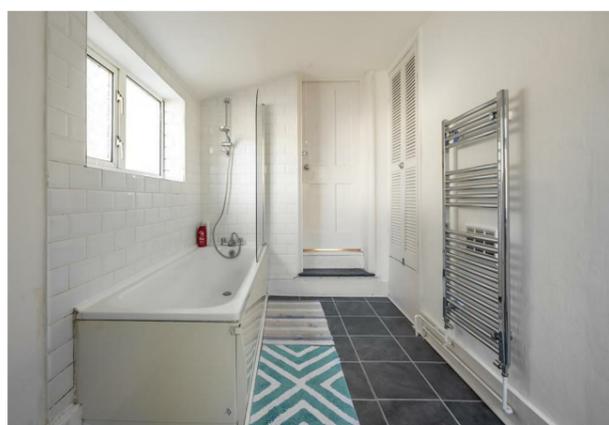
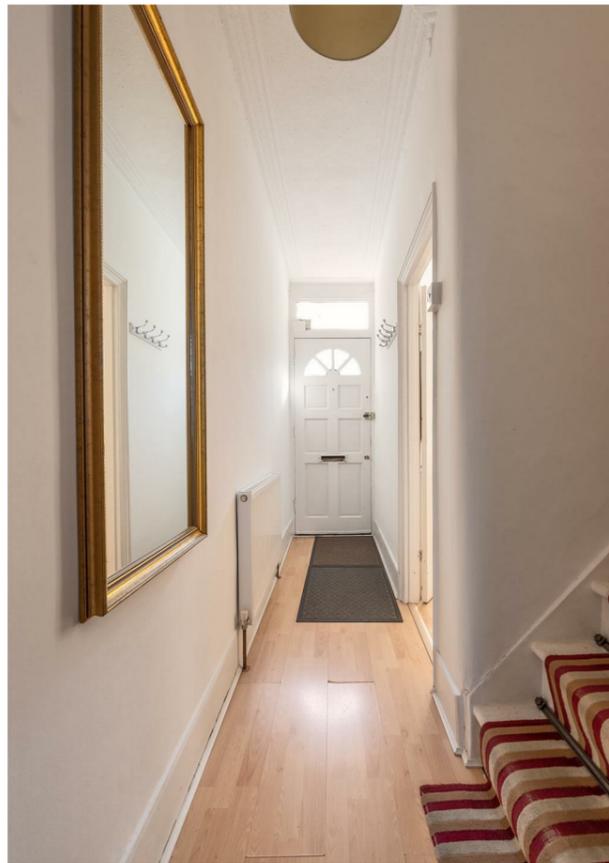
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IF YOU LIVED HERE...

Step through the front door and the proportions typical of a Victorian home are immediately clear. Your reception room sits to the front, a calm and welcoming space with large windows bringing in plenty of natural light. Just beyond, a second reception offers flexibility as a dining room or relaxed living space, creating a natural flow through the ground floor that works beautifully for everyday life or gatherings with friends.

To the rear, the kitchen looks out towards the garden. Step outside and you'll find your private garden, a peaceful stretch of open air with plenty of room for planting, dining or simply enjoying warmer afternoons. Upstairs are two comfortable double bedrooms along with a first floor bathroom, neatly arranged across the level. With the house offered chain free and scope to extend in the future subject to planning, there's clear potential to shape the home further over time.

WHAT ELSE?

Forest Gate station is within easy walking distance, offering swift Elizabeth Line connections across London, with quick journeys to Stratford, Canary Wharf and central London. The wide open greenery of Wanstead Flats is also close by, perfect for morning walks, weekend runs or long summer evenings outdoors.

You're also well placed for the popular Winchelsea Arches, now home to a collection of independent cafes, bakeries and creative spaces that have become a much loved part of the local neighbourhood. Forest Gate itself has a growing food and coffee scene, giving the area a welcoming, community-minded feel while remaining well connected for the rest of the city



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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