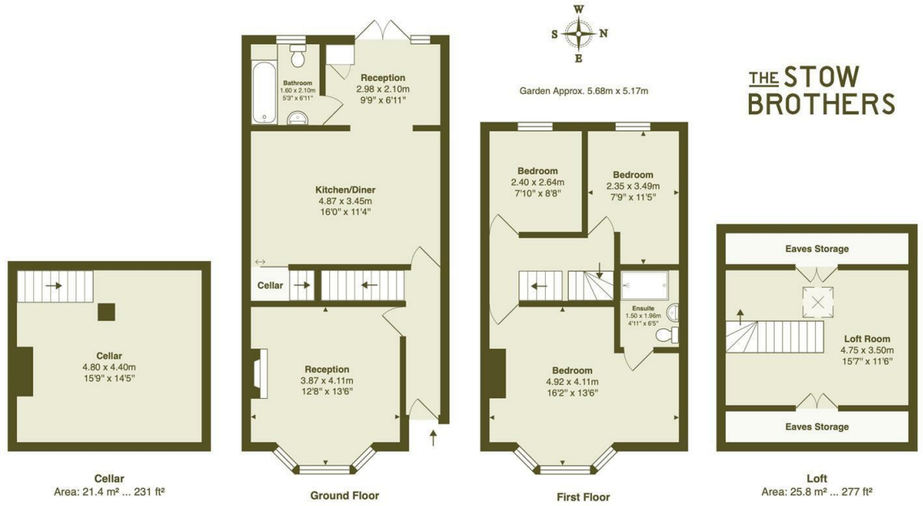
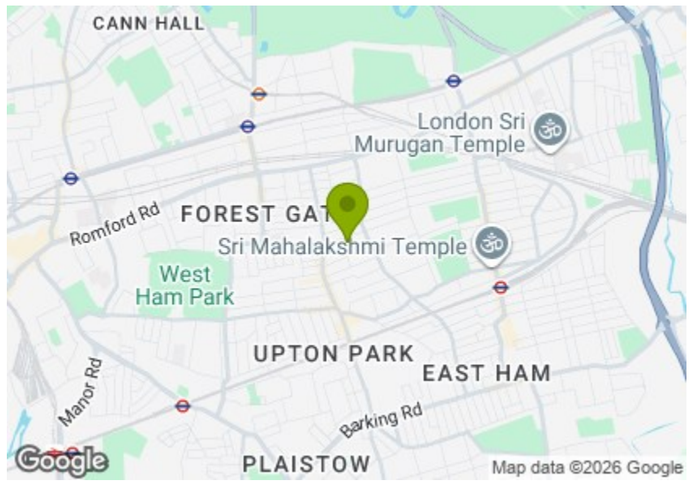
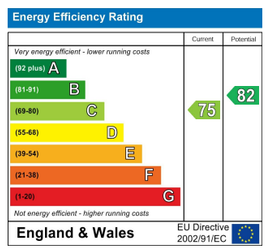


Total Area (Including Loft Room & Cellar): 139.2 sq m ... 1499 sq ft
Total Area (Excluding Loft Room & Cellar): 92.1 sq m ... 991 sq ft

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.





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MARLBOROUGH ROAD, FOREST GATE

Offers In Excess Of £575,000 Freehold

3 Bed House - Terraced

Features:

- Victorian Terraced House
- Three Bedrooms
- Loft Room
- Double Bay Window
- Master Bedroom with En-suite
- Period Features Throughout
- Cellar
- Short Walk to Plashet Park
- Close to Forest Gate & Upton Park Stations

This characterful three-bedroom Victorian terrace in Forest Gate brings together beautiful period details, generous living spaces and a thoughtfully updated interior. With a double bay window, a versatile loft room and a lovely garden, it's a home with plenty of personality, all within easy reach of Plashet Park and the neighbourhood's growing collection of independent favourites.

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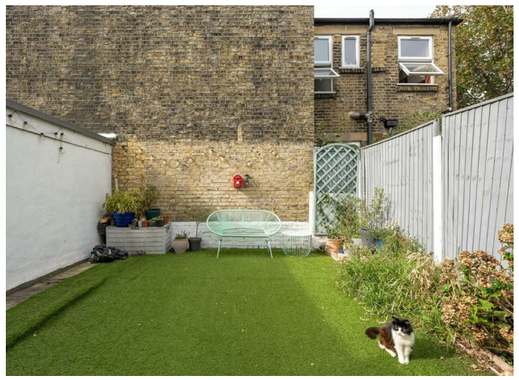












IF YOU LIVED HERE...

Step inside and you'll find a home where Victorian character meets confident, colourful interiors. The front reception is wonderfully inviting, with a large bay window drawing in natural light and a traditional fireplace adding to the room's period charm. Farrow & Ball paintwork throughout and traditional Arroll radiators complement the original features, creating a warm, characterful setting. Beyond, a second reception provides additional space for relaxing or working, while the kitchen-diner brings a contemporary touch with deep blue cabinetry, white worktops, an island and plenty of room for dining. French doors open onto the rear garden, where a patio and lawn offer space to enjoy warmer days. The ground floor also houses the family bathroom, with richly textured green tiles, brass fittings and a bath with shower overhead. There's also a cellar for additional storage.

Upstairs, three bedrooms each have their own personality. The principal bedroom is particularly generous, with a beautiful bay window, an exposed brick fireplace, fitted wardrobes and its own contemporary en-suite shower room. The second bedroom features soft green walls and a calm, welcoming atmosphere, while the third is currently arranged as a creative, colourful space. The Farrow & Ball colour palette continues upstairs, bringing a lovely sense of warmth and individuality to each room.

Above, the loft room adds another versatile space, with sloping ceilings and natural light creating a cosy setting for hobbies, storage or occasional use. Throughout the house, original features sit comfortably alongside modern updates, creating a home that feels individual, lived-in and full of warmth.

WHAT ELSE?
- Plashet Park is a short walk away, with open lawns, sports facilities and space to enjoy a little fresh air. West Ham Park and the wide open stretches of Wanstead Flats are also within easy reach.

- Forest Gate has plenty to explore, including two newer additions to the local café scene, Ground Up on Green Street and Lavi on Katherine Road. The much-loved Winchelsea Arches are also nearby, home to a collection of creative businesses and places to eat and drink.

- Forest Gate Station offers Elizabeth line services across London, while nearby Upton Park Station provides District and Hammersmith & City line connections, making journeys into central London and beyond straightforward.



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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Reception
12'8" x 13'5"

Kitchen/Diner
15'11" x 11'3"

Reception
9'9" x 6'10"

Bathroom
5'2" x 6'10"

Bedroom
16'1" x 13'5"

Ensuite
4'11" x 6'5"

Bedroom
7'8" x 11'5"

Bedroom
7'10" x 8'7"

Loft Room
15'7" x 11'5"

Eaves Storage

Eaves Storage

Cellar
15'8" x 14'5"

Garden
approx 18'7" x 16'11"

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