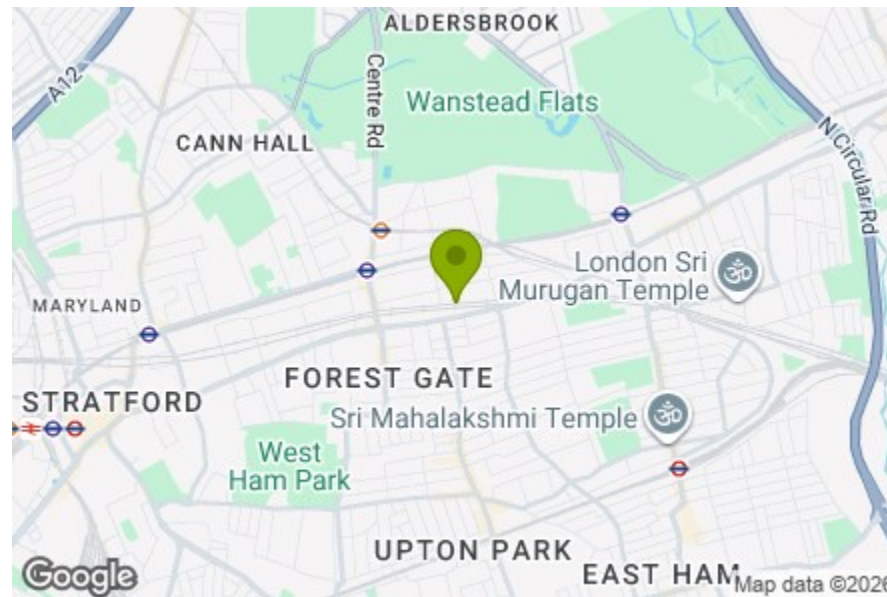




- Reception Room  
13'4" x 23'4"
- Reception Room  
13'4" x 15'5"
- Kitchen/Diner  
12'4" x 19'8"
- Cellar  
7'10" x 23'5"
- Conservatory  
19'2" x 12'1"
- Bedroom  
18'6" x 11'1"
- Dressing Room  
7'8" x 5'7"
- Ensuite  
7'5" x 11'9"
- Bathroom  
5'1" x 8'3"
- Bedroom  
13'7" x 15'5"
- Bedroom  
12'4" x 12'0"
- Storage
- Garden  
48'3" x 46'5"
- Garden Storage  
8'7" x 6'8"

Total Area (Including Cellar & Garden Storage): 175.5 m<sup>2</sup> / 1889 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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 a guide 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## WINDSOR ROAD, FOREST GATE

### Offers In Excess Of £1,200,000 Freehold 3 Bed House



#### Features:

- Victorian Villa
- Three Double Bedrooms Including Primary Suite With Underfloor Heating
- Beautiful Curb Appeal
- Wealth of Period Features
- Multiple Living Spaces
- Located Within Forest Gate Conservation Area
- Close to Forest Gate Station & Wanstead Flats
- Planning Permission Granted for Ground Floor Extension
- Large South Facing Garden
- Eat in Kitchen-Diner

This handsome Victorian villa offers generous proportions and a strong sense of presence, with three double bedrooms including a well-considered primary suite and multiple living spaces arranged over two floors. Period features are woven throughout, adding depth and heritage, while the eat-in kitchen-diner supports everyday living and entertaining with ease. Outside, a large south-facing garden provides a valuable extension of the home. Positioned within the Forest Gate Conservation Area, the property enjoys close proximity to Forest Gate station and the wide open landscapes of Wanstead Flats. There is also clear potential for further development, subject to the usual consents.

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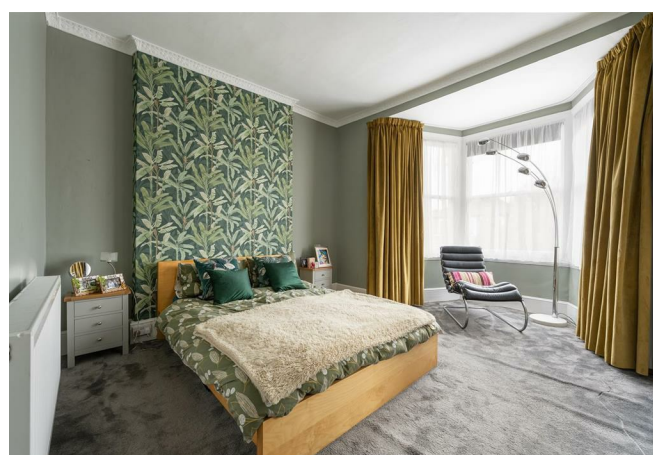
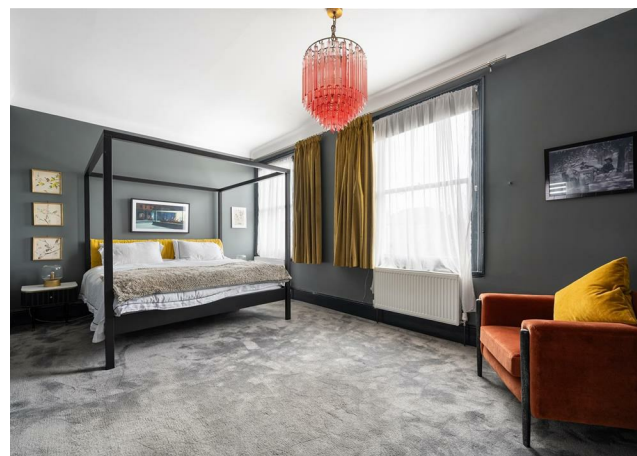
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**IF YOU LIVED HERE...**

Set back from the road behind a front lawn, the Victorian façade presents classic brickwork and a porch that creates a quietly inviting arrival. Stepping inside, a striking stained glass front door and a handsome staircase offer an early glimpse of the period detailing found throughout the home.

From here, the first reception room is rich in colour and atmosphere, with a bay window, ornate cornicing, an intricate ceiling rose and a striking fireplace giving the room a confident, expressive feel. Moving on, the second reception room unfolds with real presence, where period detailing continues alongside a further fireplace and parquet flooring that adds warmth and pattern underfoot. Its proportions draw you naturally towards the rear of the house, making it suited to relaxed evenings and more sociable occasions. The kitchen-diner brings together classic-style cabinetry, a central island and parquet flooring, with wide garden-facing windows and a natural connection through to the conservatory.

Wrapped in glazing, the conservatory enjoys a close relationship with the garden, where greenery and shifting daylight shape a gentle atmosphere throughout the year. Beyond, the south-facing garden is arranged with lawn, planting and a seating area, creating a peaceful, sun-filled setting behind the house. Back inside, a cellar sits below, providing additional storage.

Upstairs, the main bedroom continues the home's period story, with high ceilings, deep carpeting and a fireplace adding a subtle note of grandeur. A dressing room leads through to the en suite, finished in soft, neutral tones with a refined, understated feel. Of the remaining bedrooms, one enjoys the charm of a bay window, while the other looks peacefully over the rear garden. The family bathroom completes the first floor, featuring a bath alongside generous tiling and a soothing, well-balanced palette.

Life here is shaped by a pleasing mix of neighbourhood favourites, green spaces and a strong community feel. Giovanna's Deli & Wine is close by for relaxed coffees, deli treats and a well-curated wine selection, while the Winchelsea Arches form a lively local hub, home to well-loved spots such as The Wild Goose Bakery and Wanstead Kitchen. Wanstead Flats stretch out nearby, offering broad landscapes that invite long walks. After time outdoors, the Holly Tree & Golden Fleece are much-loved local pubs, ideal for settling in after a walk. The area is also highly regarded for families, with an excellent choice of schools including the outstanding Sandringham Primary School just seven minutes away.

**WHAT ELSE?**

Forest Gate station is around a ten-minute walk away and served by the Elizabeth line, offering swift connections into central London. Wanstead Park and Woodgrange Park stations are both reached in approximately thirteen minutes, providing additional flexible travel options.



**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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