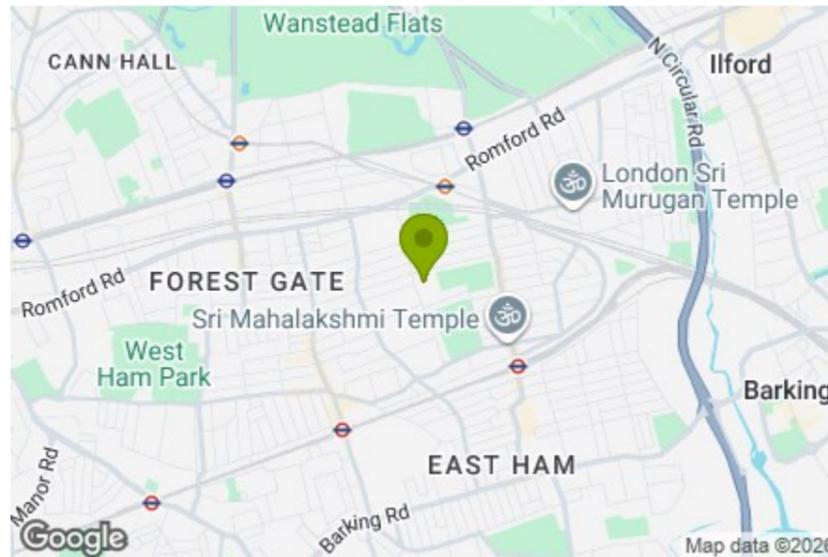




- Reception Room
10'2" x 12'4"
- Storage
- Reception Room
13'6" x 10'4"
- Kitchen
7'8" x 10'11"
- Bedroom
13'5" x 10'5"
- Bedroom
8'3" x 10'4"
- Storage
- Bathroom
4'9" x 7'1"
- Garden
31'2" x 14'9"

Total Area: 69.7 m² ... 750 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.



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



COLSTON ROAD, FOREST GATE Offers In Excess Of £500,000 Freehold 2 Bed House - Mid Terrace



Features:

- Victorian Terraced House
- Two Double Bedrooms
- Freehold
- Good Decorative Order
- South Facing Garden
- Close to Plashet Park
- Two Reception Rooms
- Close to East Ham Station

Set on a quiet residential street in a well-connected part of E7, this two double bedroom Victorian terraced home offers an impressive array of features both inside and out. From the neatly landscaped south-facing garden to the bright, spacious living areas and first-floor bathroom, it perfectly balances period charm with modern living.

The location is equally impressive, with the greenery of Wanstead Flats and Plashet Park both close by. Transport links are excellent, too, with easy access to Manor Park for the Elizabeth line, Woodgrange Park for the Overground, and East Ham station for the District and Hammersmith & City lines.

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IF YOU LIVED HERE...

You'll immediately appreciate the wonderful sense of space offered by this handsome brick-fronted Victorian home, alongside the comfort of two separate reception rooms, perfect for creating a cosy retreat during the colder months.

The rear reception flows seamlessly into the kitchen, forming a practical layout that works well for both family life and entertaining.

Upstairs, there are two generous double bedrooms, one benefiting from built-in storage, as well as a smart family bathroom complete with an over-bath shower and vanity basin.

Outside, the south-facing rear garden provides a secluded and sunny escape, featuring a decked patio area and a useful storage shed.

The surrounding neighbourhood is just as appealing. With Plashet

Park close by and Wanstead Flats within easy walking distance, green space is always on hand. En route to the latter, you could stop at The Golden Fleece for a drink, or wander a little further to Winchelsea Road, a thriving stretch of independent bars and eateries set within former railway arches. It's a dynamic area where you're sure to discover a few favourite local gems of your own.

WHAT ELSE?

- Parents will be pleased to know you have a wide choice of great primary and secondary schools in the area.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).
- Since East Ham is served by the District and Hammersmith & City lines, you have easy interchange at West Ham or Barking for train services to the Essex seaside. Perfect for a sunny day out!



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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