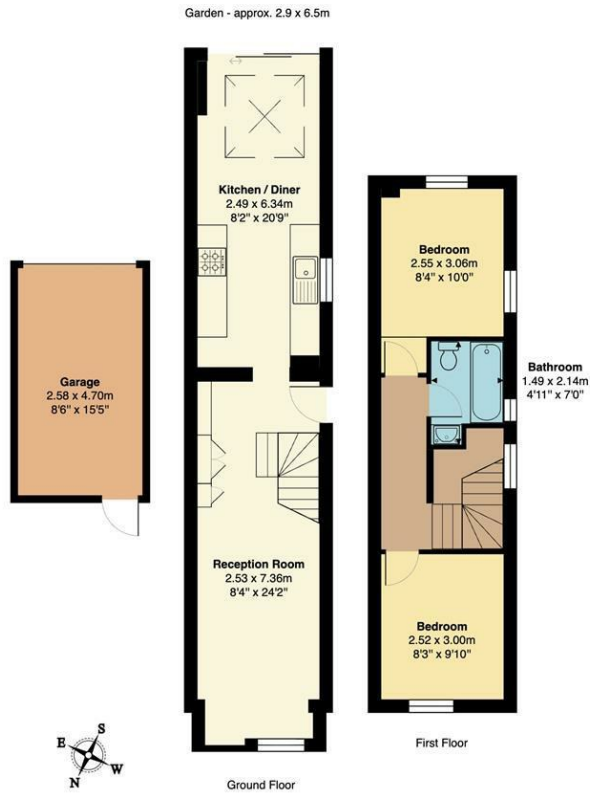




Total Area: 63.2 m² ... 680 ft² (excluding garage)
All measurements are approximate and for display purposes only

Reception Room
8'3" x 24'1"

Kitchen/Diner
8'2" x 20'9"

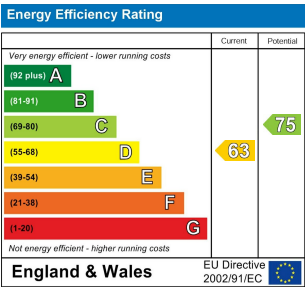
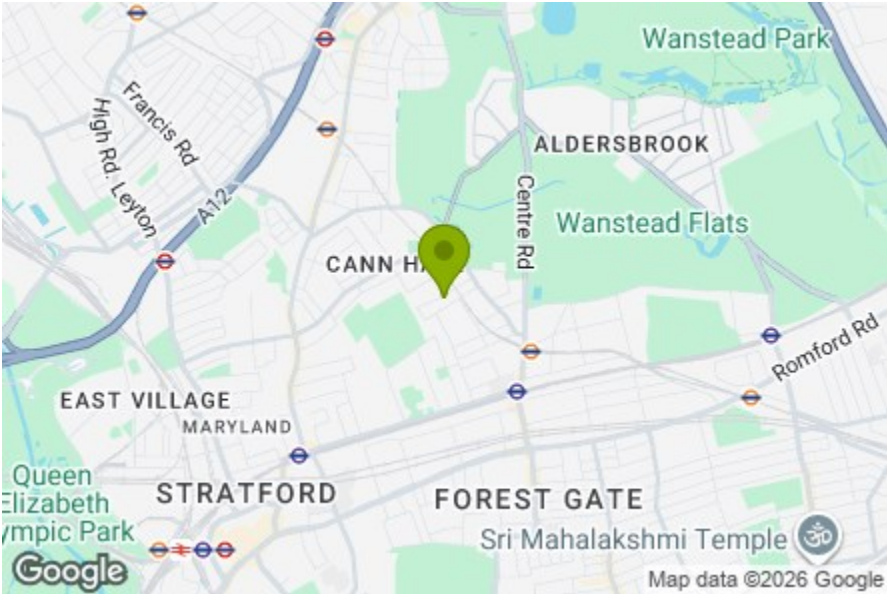
Bedroom
8'3" x 9'10"

Bedroom
8'4" x 10'0"

Bathroom
4'10" x 7'0"

Garden
9'6" x 21'3"

Garage
8'5" x 15'5"



PEVENSEY ROAD, FOREST GATE

Offers In Excess Of £550,000 Freehold
2 Bed House - End Terrace



Features:

- Victorian Terraced House
- Two Double Bedrooms
- Upstairs Family Bathroom
- Well Presented
- Located within Forest Gate 'Lanes'
- Close to Wanstead Flats
- Fantastic Selection of Bakeries & Cafe's Nearby
- Short walk to Wanstead Park & Forest Gate Stations

A beautifully presented two bedroom Victorian home in the sought after Forest Gate Lanes, just a short walk from Wanstead Park and Forest Gate stations. With Wanstead Flats close by and an excellent choice of independent cafés and bakeries nearby, this is a well-connected part of East London with green open space close at hand. All of this gives the area an everyday rhythm, with plenty close to home.

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IF YOU LIVED HERE...

The long through reception room offers an inviting first impression, with soft neutral décor, timber flooring and plenty of natural light. There's room to create separate areas for relaxing and dining, while the staircase sits between the reception and kitchen.

To the rear, the kitchen and dining room stretches the full width of the house. White cabinetry, generous worktop space and a skylight create a bright room, while glazed doors open directly onto the rear garden, making it easy to enjoy meals indoors or outside. Mature planting adds colour and privacy. The separate garage is an excellent size and is currently used for storage. Planning permission has recently been granted, with local architect's drawings in place to convert it into an additional living space, such as an office or sun room, with rear access.

Upstairs, two comfortable double bedrooms sit either side of the landing, along with the family bathroom. The principal bedroom is

positioned at the rear of the house, overlooking the garden, while the second double bedroom sits at the front. The bathroom sits between them, with green tiling, a full-sized bath with overhead shower and a window bringing in natural light.

WHAT ELSE?

- Forest Gate is home to independent favourites including Cups & Jars, Wild Goose Bakery and The Holly Tree, while nearby Winchelsea Arches bring together cafés, restaurants and local businesses.

- Wanstead Flats is only a short stroll away, providing acres of open green space for walking, running and weekend picnics, with Wanstead Park also nearby.

- Both Wanstead Park Overground and Forest Gate station are within easy walking distance, with Forest Gate offering Elizabeth line services into Liverpool Street, the West End and beyond.



WORD FROM THE OWNER... (18.08.26)

"We have absolutely loved living in this house and have put in a lot of work to make it beautiful. It gets a huge amount of natural sunlight and the location and neighborhood could not be more friendly, welcoming and well connected - with loads of great amenities close by, like the Holly Tree which is on the same road and which we frequent most evenings in the summer! There is also a gym (E7 MOVEMENT) 2 minutes away that does a range of really great fitness classes and has a sauna, which has been a real treat to have on our doorstep. It's also so close to Forest Gate station, which makes getting into town so easy and pleasant. We've recently just got planning permission to convert the garage and the architect we used is based just around the corner, with plans and drawings already paid for, so you would be able to start work immediately or amend the plans with her as you wish straight away."

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