



## Capel Road, Forest Gate

Offers In Excess Of £1,200,000 Freehold

- Five double bedrooms
- Views over Wanstead Flats
- Utility room
- A large cellar
- Highly sought after road in Forest Gate
- Period features throughout
- Stunning condition throughout

**\* SOLD BY PETTY SON & PRESTWICH\* Petty Son & Prestwich are delighted to present this exceptional five double bedroom Victorian residence, enviably positioned on Capel Road, Forest Gate's most prestigious address, with uninterrupted views across the vast open green spaces of Wanstead Flats.**

Perfectly balancing Victorian splendour with contemporary refinement, this magnificent home exudes timeless elegance. Located at the gateway to the highly sought-after Forest Gate Village, Capel Road is renowned for its grand period architecture and sweeping outlooks. Forest Gate and Manor Park stations, both served by the Elizabeth Line, are just 0.3 miles away, offering swift access to Liverpool Street and central London in under 15 minutes. The nearby Wanstead Park Overground station, alongside a wealth of independent amenities including the artisan Wild Goose Bakery and the award-winning Holly Tree pub, further enhances the exceptional lifestyle on offer.

The striking façade immediately captures the eye, with classic London stock brickwork, an ornate stained-glass front door, elegant double bay windows and beautifully proportioned sash windows. Internally, the property offers over 2,000 sq. ft. of thoughtfully arranged accommodation.

Upon entering, a wide and welcoming hallway sets the tone, retaining much of the home's original character and exposed timber floorboards. This sense of grandeur continues into the beautifully proportioned double reception room, where original floorboards, detailed cornicing and handsome Victorian fireplaces are complemented by soothing green walls up to the picture rails, with crisp white above to accentuate the impressive ceiling heights. The ground floor has been cleverly reconfigured to suit modern living, featuring a generous utility room and a practical downstairs cloakroom.

To the rear sits a striking contemporary kitchen, finished in sleek white, handleless high-gloss cabinetry with white worktops and gloss splashback tiles. Warm peach-toned walls and exposed wooden floorboards soften the space, creating a welcoming atmosphere. The kitchen units extend halfway into the room, subtly dividing the kitchen from the breakfast area, which enjoys charming garden views through the original bay window and French doors.

The first-floor hosts three beautifully appointed double bedrooms, each benefitting from bespoke fitted wardrobes and original feature fireplaces. The luxurious family bathroom is generously proportioned, featuring a freestanding bath, a spacious walk-in shower, emerald green tiling and elegant gold fittings. The loft extension is an architectural triumph, meticulously designed to maximise space and natural light.

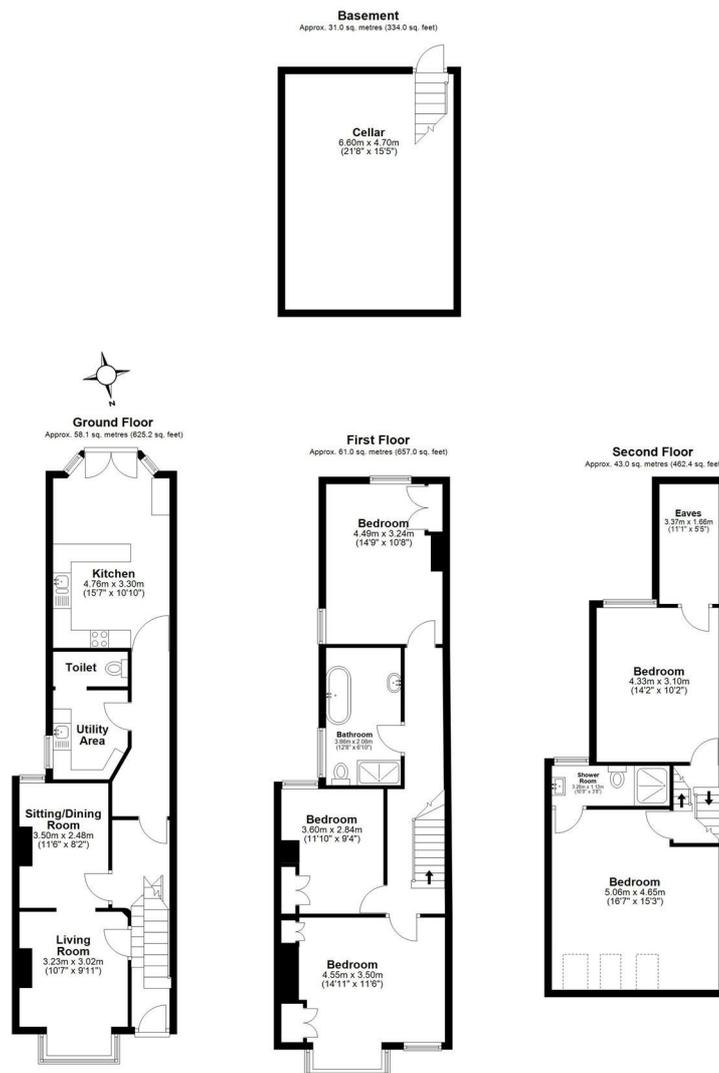
A tiered landing illuminated by a skylight creates the feel of a distinct additional floor rather than a conventional loft conversion. This level offers two further double bedrooms, the principal boasting three skylights and a stunning en-suite shower room. The second bedroom is equally impressive, featuring a striking floor-to-ceiling Crittall-style window and an abundance of built-in storage.

Externally, the large rear garden is a peaceful, leafy retreat. Backing onto the graveyard and with the flats to the front, which is the southernmost green corridor of Epping Forest (London's largest forest!) the space enjoys a wonderfully tranquil atmosphere, filled with birdsong. A harmonious blend of patio, lawn, mature trees and shrubs provides the perfect setting for relaxation and entertaining, while a children's play area and a practical garden shed complete this superb outdoor space.

EPC Rating: E50

Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.



All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wall-thickness and space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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