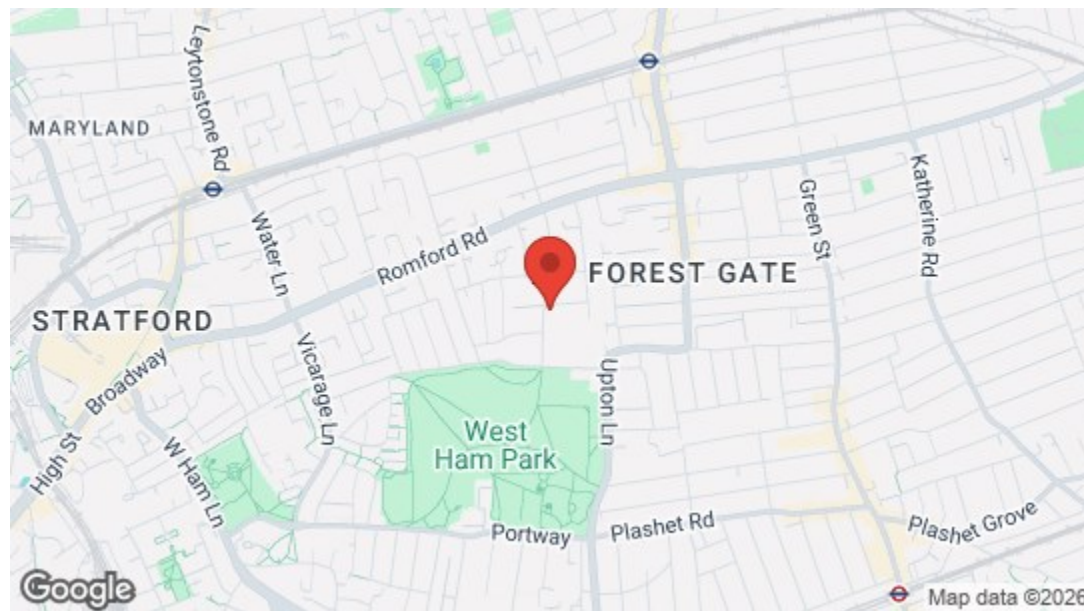




 **Margery Park Road, Forest Gate**
Offers In Excess Of £725,000 Freehold
3 Bed House



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	86
(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	



Features

- Edwardian Terraced House
- Three Double Bedrooms
- Upstairs Family Bathroom
- Eat-In Kitchen/ Diner
- Generous Proportions
- Scope for Enhancement (STP)
- Close to West Ham Park
- Cellar
- Chain Free



An Edwardian terraced house with three double bedrooms, generous proportions and a chain-free position close to West Ham Park. Set in a well-connected Forest Gate pocket, you'll have local shops, green space and excellent transport links within easy reach, with Forest Gate and Upton Park both nearby for getting across town.



WORD FROM THE OWNER... (15.05.26)

It is a great sized period property. We loved how quiet the street is and being close to the beautiful West Ham park.





➤➤ IF YOU LIVED HERE...

You'd step into a home with a lovely sense of space from the outset. The reception room stretches to over 26 feet, with wide front windows, warm wood flooring, a fireplace and an elegant archway that helps define the space while keeping it open and sociable. There's a natural flow towards the rear, where the eat-in kitchen/diner offers plenty of room for everyday meals, with direct access out to the garden.

The garden extends to around 36 feet, giving you a good amount of outdoor space to shape and enjoy in warmer months. There's also a useful cellar, ideal for storage, while the overall layout offers clear scope for enhancement, subject to the usual planning permissions.

Upstairs, all three bedrooms are doubles, which gives the house real flexibility for family life, guests or working from home. The principal bedroom sits across the front of the house with a broad bay window, while the family bathroom includes both a bath and separate shower.

WHAT ELSE?

- West Ham Park is close by, with wide lawns, tennis courts, ornamental gardens and plenty of space for weekend walks.

- Forest Gate's Elizabeth line station is within easy reach, offering swift links towards Liverpool Street, Tottenham Court Road and beyond.

- Local favourites around Forest Gate and the arches include The Wanstead Kitchen, Wild Goose Bakery and Giovanna's Deli & Wine, with Wanstead Flats also nearby for bigger open skies.

