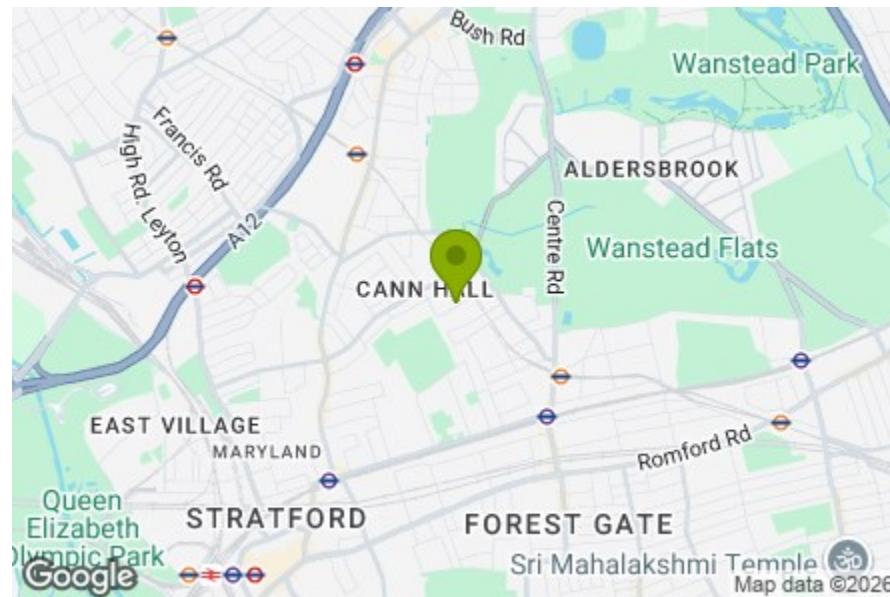


Total Area: 66.9 m² ... 720 ft² (excluding lean to)
All measurements are approximate and for display purposes only.

- Garden
21'3"
- Bathroom
7'4" x 6'10"
- Kitchen
10'8" x 7'1"
- Lean To
10'8" x 5'1"
- Dining Room
13'0" x 8'7"
- Reception Room
13'0" x 11'5"
- Bedroom
13'1" x 8'8"
- Bedroom
13'1" x 10'0"



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



THORPE ROAD, FOREST GATE

Offers In Excess Of £580,000 Freehold 2 Bed House - Mid Terrace



Features:

- Two Bedroom House
- Victorian Terrace
- Bay Fronted Reception
- Two Double Bedrooms
- Original Wood Flooring
- Private Garden
- Moments To Wanstead Flats
- Close To Forest Gate Station

Brimming with character and smartly designed, this charming two-bedroom Victorian terrace offers 720 sq ft of well-planned living space—perfect for spreading out, winding down, or hosting friends. You'll find separate reception and dining rooms, a bonus lean-to for storage or muddy boots, and a private garden ready for lazy weekends.

Tucked into a friendly pocket of East London, you're just a stroll from the wide-open spaces of Wanstead Flats. Forest Gate Station (Elizabeth Line) and Wanstead Park (Overground) are both within easy reach, making the commute into town quick and painless—even if you hit snooze.

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IF YOU LIVED HERE...

Behind its smart yellow-brick façade, this handsome Victorian mid-terrace sits in the heart of Forest Gate's sought-after Village Area - a pocket of calm with bags of character.

Step inside to a bright and beautifully curated reception room where white walls and inky-black wooden floors create a striking contrast. A generous bay window at the front lets light flood in, highlighting vintage details like the original ceiling rose. An archway leads through to the second reception or dining space that continues the theme of black floors and white walls, tying the rooms together with understated elegance. A cupboard tucked under the stairs provides discreet storage

The galley kitchen is sleek and functional, with crisp white cabinetry offering plenty of storage as well as integrated appliances. A window over the sink keeps things light and bright, while the white-and-grey tiled splashback adds a subtle modern edge. Just off the kitchen, a handy lean-to (not included in the official square footage) provides bonus space—perfect for bikes, boots, or muddy paws—and opens directly onto the garden.

The bathroom keeps things fresh and fuss-free: white suite, a glazed bath-shower combo, full-height white tiles, and marble-effect flooring that brings a touch of

polish.

Out back, the garden stretches over 20 feet, cleverly designed to be low-maintenance and usable year-round. A paved patio is perfect for coffee or cocktails, while an artificial lawn, framed by raised beds and horizontal timber fencing, creates a private, leafy retreat. Built-in seating at the rear makes entertaining a breeze.

Upstairs, both bedrooms are generous doubles. The main bedroom spans the full width of the house with twin sash windows overlooking the peaceful, tree-lined street, facing south, it's bathed in sunlight from morning to dusk. The rear bedroom is garden-facing and carpeted, making it a warm and quiet space to retreat to.

WHAT ELSE?

Wanstead Park Station (10 mins) connects to the Victoria Line via Blackhorse Road for easy West End access, while nearby Forest Gate (15 mins) offers fast Elizabeth Line links to central London, Canary Wharf, and Heathrow.

You're truly spoilt for choice for a new local - The Golden Fleece, Pretty Decent Beer Co, Cider House E7, and The Holly Tree are all within easy reach.

The wide open spaces of Wanstead Flats are just moments away - ideal for morning jogs, lazy dog walks, or letting the kids burn off energy at the nearby playground.



A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or meet friends for a drink at Joyau. Or perhaps a fantastic curry from The Wanstead Kitchen.

After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one - it's something all the locals nurture and support."

JOSEPH EARNSHAW
E12 BRANCH MANAGER

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