



Reception Room
15'5" x 11'6"

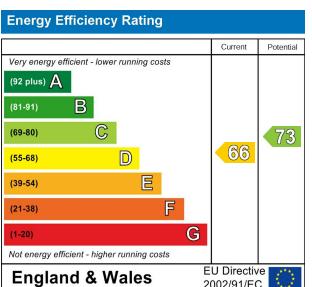
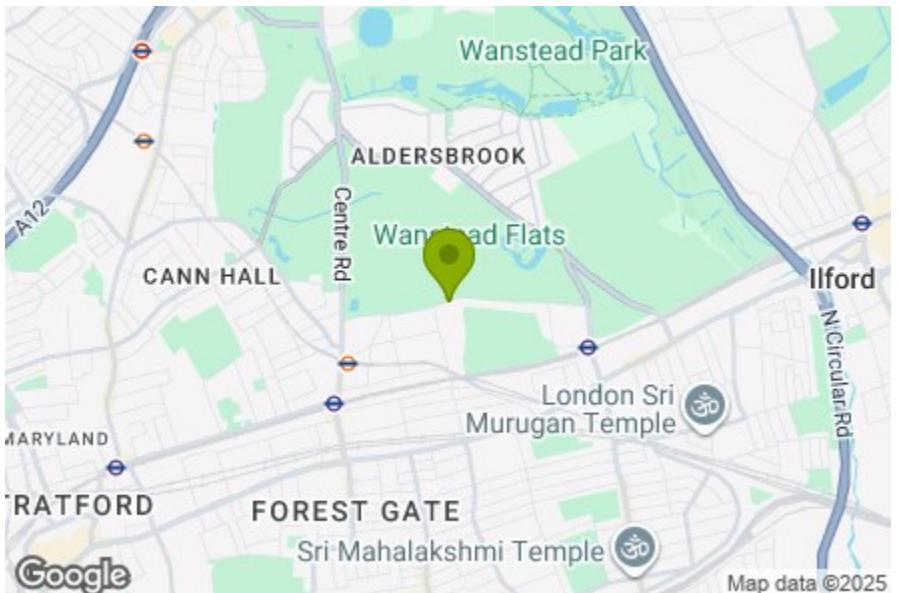
Bedroom
9'8" x 11'5"

Bathroom
6'0" x 6'0"

Kitchen / Diner
9'3" x 16'0"

Garden
7'10" x 39'4"

Total Area: 55.7 m² ... 600 ft²
All measurements are approximate and for display purposes only



CAPEL ROAD, FOREST GATE
Offers In Excess Of £395,000 Leasehold
1 Bed Apartment



Features:

- First Floor Victorian Conversion
- Original Features
- Views over Wanstead Flats
- Eat-in Kitchen
- Forest Gate Village
- Close to Forest Gate Station
- Private Garden

This charming first-floor Victorian conversion combines period character with a desirable location. Original features add timeless appeal, from tall sash windows to decorative detailing, while elevated views over the open greenery of Wanstead Flats bring a rare sense of space. An inviting eat-in kitchen offers room for relaxed dining, and the property also benefits from a private garden, ideal for entertaining or unwinding outdoors. Situated within easy reach of Forest Gate Village, with its independent shops and cafés, and close to Forest Gate Station for swift travel into the City, it offers a perfect balance of heritage charm and modern convenience.

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IF YOU LIVED HERE...

An elegant Victorian profile sets the tone, with decorative mouldings, sash windows, and a tiled pathway guiding you to the front door. Warm-toned brickwork is offset by crisp white detailing, blending classic character with enduring appeal. Inside, the hallway leads to a bright landing, where timber floorboards and natural wood balustrades add texture, and a high-set window draws in daylight. At the front, the reception room impresses with its generous proportions, refined details, and inviting atmosphere. A striking bay window frames green views, while a side window enhances the sense of space. A decorative fireplace with intricate tiling serves as a focal point, complemented by herringbone flooring and a discreet built-in cupboard. The bedroom offers a calm retreat, with a wide sash window, verdant outlooks, and warm-toned flooring that pairs beautifully with soft neutral walls. A built-in wardrobe keeps the room uncluttered and versatile for rest or work. The bathroom is finished in neutral tones, with tiling adding texture and warmth. A fitted bath with overhead shower provides flexibility for both quick rinses and long soaks, while a frosted window allows daylight to filter through in privacy. At the rear, the kitchen/diner is bathed in sunshine from a large sash window and glazed door, opening to the south-facing garden. Pale cabinetry, metro tiling, and herringbone flooring create a harmonious backdrop for everyday living and entertaining. Outside, the garden provides a spacious, low-maintenance setting for seating and dining, basking in sunlight throughout the day.

Set within a vibrant pocket of East London, this location offers a lively mix of independent cafés, eateries, and green space. The nearby Railway Arches are home to artisan spots such as Joyau, bringing a creative buzz to the area, while Forest Gate Village offers a welcoming community feel. Ramble Café serves up expertly crafted coffee in relaxed surroundings, and Wild Goose Bakery tempts with freshly baked treats. Giovanna's Deli and Wine is a favourite for fine produce and a well-chosen bottle, while Forest Tavern provides a characterful setting for a drink with friends. For outdoor escapes, the wide, open expanse of Wanstead Flats, the southern tip of Epping Forest, offers sweeping grassland, walking trails, and a backdrop for running, cycling, or picnics.

WHAT ELSE?

Manor Park and Forest Gate stations are both under fifteen minutes away, with services to Liverpool Street making the City easily accessible. Even closer, Wanstead Park station is around ten minutes on foot, offering direct Overground links to Gospel Oak, Hampstead Heath, and Highbury & Islington. Together, they make commuting and exploring London effortless.



A WORD FROM THE OWNER...

"I have really enjoyed living in the area, there is an amazing sense of community especially on Capel Road, you always have someone to go to if you need a cup of flour! The flat itself is very spacious and is a perfect place to relax after a busy day, with the views over Wanstead Flats. Sunsets in the summer are my favourite time as the light pours in through the front windows, and the garden has provided a great spot for many BBQs over the years. I have always worked in the city and the commute is perfect."

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