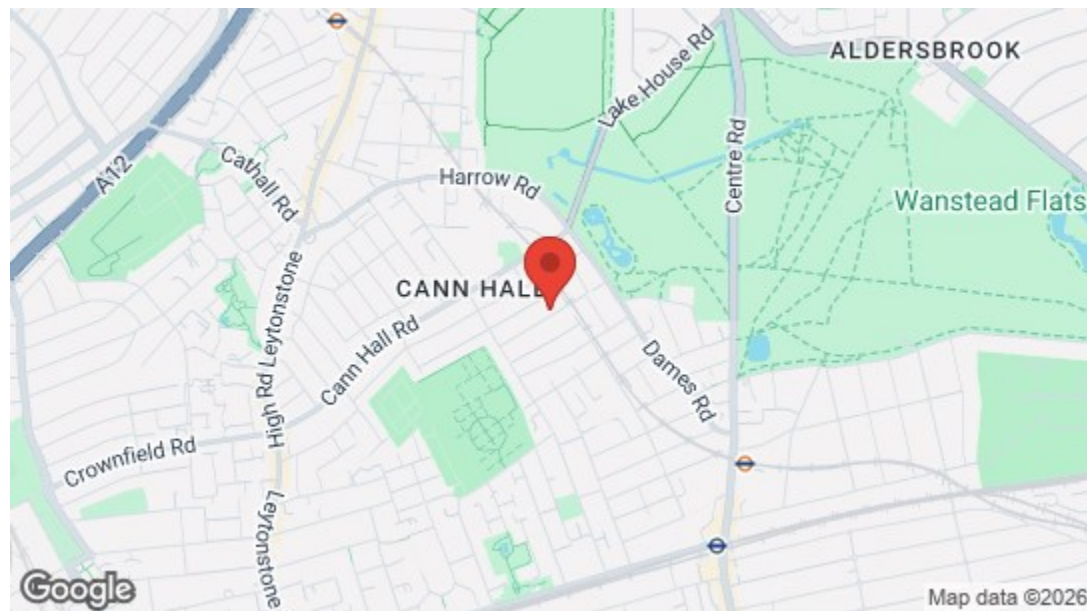


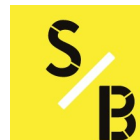
Total Area: 74.8 m² ... 805 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	87
(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 £525,000 Freehold
2 Bed House



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 236 Hoe Street
 E17 3AY
 0203 397 9797
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➔ E11 Office
 117a High Street
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Features

- Two Bedroom Victorian Terrace House
- Two Double Bedrooms
- Private Garden
- Two Reception Rooms
- Chain Free
- Short Walk To Wanstead Flats
- Close To Forest Gate Station
- Great Location Close to the Popular Winchelsea Arches



Set on a peaceful residential street in Forest Gate, this two bedroom Victorian terrace puts you within easy reach of both everyday convenience and some of East London's best-loved spots. Forest Gate Station is close by for straightforward connections into town, Wanstead Flats is just a short walk away when you need open sky and green space, and the ever-popular Winchelsea Arches are nearby for coffee, food and a little local bustle.



A WORD FROM THE EXPERT...

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture".

BEN CHARLETON
E11 BRANCH MANAGER





➤➤ IF YOU LIVED HERE....

You'd step through the classic brick frontage and into a home with a lovely sense of proportion from the outset. The first reception sits to the front, with a bay window drawing in the light and giving the room a warm, settled feel. Behind that, a second reception offers a more flexible living area, whether you need a dining room, second sitting room or work-from-home spot.

Upstairs, both bedrooms are genuine doubles, so there's no compromise on comfort or versatility. The larger room spans the width of the house, while the second has a calm, tucked-away feel overlooking the street. The family bathroom sits to the rear, and outside the private garden offers a good balance of patio and planting, with space to sit, potter and make it your own over time. Offered chain free, this is a house with plenty of character and a layout that works beautifully for day-to-day living.

WHAT ELSE?

Forest Gate Station is within easy reach, so getting across London is pleasingly simple.

Wanstead Flats is just a short stroll away, offering wide open green space for weekend walks, runs and slower afternoons outdoors.

Winchelsea Arches is close by too, placing popular independent cafes, bars and places to eat firmly on your local list.

