



For memories made  
and memories to come.

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## Halley Road, Forest Gate E7

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- ◆ Victorian house with three double bedrooms
- ◆ Spacious dining kitchen
- ◆ Double reception room
- ◆ 68-foot landscaped garden
- ◆ Period features & Farrow & Ball décor
- ◆ Original floorboards
- ◆ Close to good schools
- ◆ Walkable to Tube & Overground

Filled with beautiful natural light, this elegant Victorian house in the heart of Forest Gate combines classic period features with a clean, modern finish. Inside, well-proportioned rooms, high ceilings and a fresh, neutral Farrow & Ball colour palette create a feeling of calm the moment you walk through the door.

Well-connected to both transport links and green spaces, the house is set on a tree-lined street with a friendly neighbourhood feel. On arrival, you're welcomed by a London Stock brick frontage and handsome white painted foliage-topped columns

to the bay window and porch. A scrolled gate in a low wall opens to a traditional terracotta-tiled path, leading past a paved front garden, bordered by hebes and hydrangeas, to the white front door.

### STEP INSIDE

Setting the tone for the restful, versatile décor scheme seen throughout, the hallway is decorated in All White by Farrow & Ball, and features original mouldings to the ceiling, which showcases a pair of Flowerpot pendant lights. Underfoot, characterful, restored original floorboards begin and run through a fantastic four-panel stripped timber door with an original handle (another ubiquitous detail), into the dual-aspect living room on your right.

*“Filled with beautiful natural light, this elegant Victorian house in the heart of Forest Gate combines classic period features with a clean, modern finish.”*

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## *“Modern radiators keep the room wonderfully cosy.”*

A large bay window and a tall rear casement flood the room with lovely light. As with all windows in the property, they're fitted with bespoke Roman blinds in a neutral-toned fabric, for a nicely cohesive feel. The white walls with picture rails further emphasise the feeling of space and rise to a coved ceiling with roses and a pair of pendant fittings. To the front, a marble-fronted fireplace provides an attractive focal point, while custom-built shelving fills an alcove to the rear, and modern radiators keep the room wonderfully cosy.

Returning to the hall, pass a useful understairs utility cupboard suitable for storing coats and shoes, before arriving at the family bathroom. Finished with smart grey floor tiles and white metro tiles and 'James White' by Farrow & Ball to the walls, the room is lit by a side-facing window, frosted for privacy. Contemporary fittings are by Grohe, and include a bath with a shower and frameless glass screen, a pedestal basin with chrome taps, and a close-coupled

loo. There's also a large wall mirror and a chrome heated towel rail radiator.

The extended dining kitchen sits to the rear, where the grey floor tiles and 'James White' walls continue, bathed in light from a large skylight, a side-facing window, and French doors and windows that open to the leafy garden. White cabinetry with black knobs and handles pairs with a solid wood worktop and white metro-tiled splashback, and there's a practical steel one-and-a-half bowl sink with a drainer and chrome mixer tap.

Integrated Bosch appliances include a double oven, a gas hob with overhead extractor and a free-standing under counter fridge. There's also plumbing for a dishwasher and washing machine.

Continue upstairs, via a staircase with 'Salt' by Farrow & Ball painted treads, spindles and handrails (to match the door and window frames throughout) to the first floor. The fabulous original floorboards begin again here and flow into all three bedrooms.

The primary has a bright and airy feel,

enjoying plenty of natural light in the mornings through a pair of front-facing windows with bespoke Roman blinds and radiators beneath. 'All White' walls rise to a coved ceiling with a pendant, and the former fireplace hearth has been tiled to add character – contrasting nicely with the warmth of the sanded floorboards.

The second double bedroom – also painted in 'James White', is adjacent and looks out to the garden through a tall window. There's also a radiator, tiled hearth, and pendant light.

At the rear, the third bedroom is another good-sized double, with matching décor to the second, floor painted in 'Salt' by Farrow & Ball and a large garden-facing window with a Roman blind and radiator beneath. Currently used as a peaceful home office, it would work equally well as an additional bedroom, dressing room or workout space.

## **OUTDOORS**

Leading out from the kitchen, the 68-foot mature garden stays sunny from morning until around 6pm during the summer months, and was thoughtfully redesigned two years ago with clean lines

and natural materials. A low-maintenance yet stylish retreat, clearly defined areas for entertaining and relaxing make it ideal for al fresco dining, evening drinks, or simply enjoying a quiet moment outdoors.

Surrounded by modern timber slatted fencing for added privacy, a white stone seating area segues into a path leading past a grassy lawn and wide timber rear decking, framed by custom-built raised planters featuring established bamboo and grasses, which bring year-round texture and greenery. Further planting includes golden bamboo contained in planters positioned on concrete ground (to keep them nicely contained) alongside pampas and photinia.

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Double reception room





Double reception room





Double reception room





Double reception room





Bathroom



## Kitchen



## Kitchen



Stairs to first floor



Landing



## Bedroom



## Bedroom





Primary bedroom



Primary bedroom



## Garden



## Garden



Front of house



Halley Road, Forest Gate E7

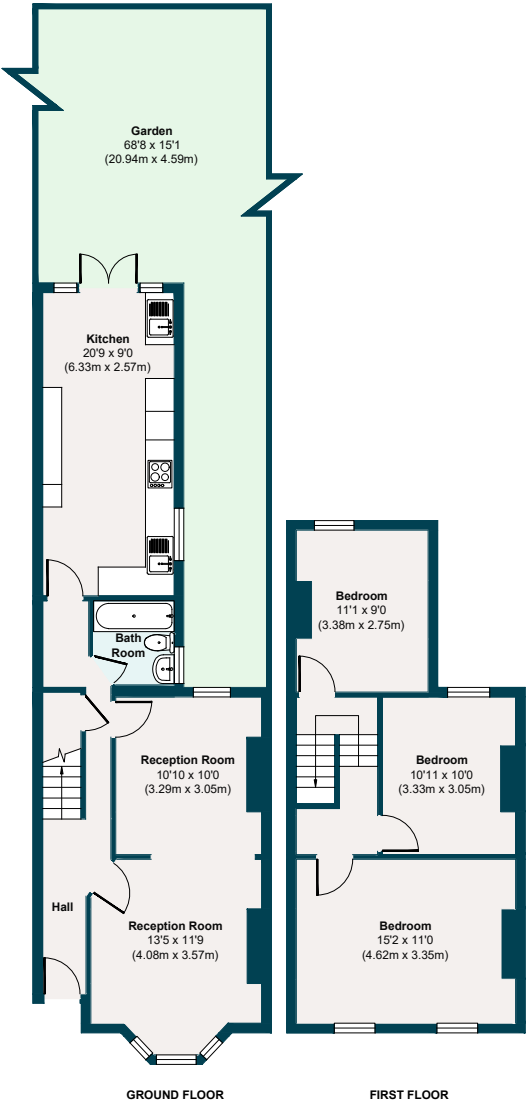
APPROXIMATE  
FLOOR AREAS

**Ground Floor**  
589 SQ. FT  
(54.77 SQ. M)

**First Floor**  
438 SQ. FT  
(40.74 SQ. M)

**Gross Internal  
Floor Area**  
1027 SQ. FT  
(95.51 SQ. M)

Illustration for identification  
purposes only, measurements  
are approximate, not to scale.



## The neighbourhood



The Holly Tree, Forest Gate

### GETTING AROUND

Forest Gate (Elizabeth Line) is just 17 minutes' walk away for quick links to Heathrow, Paddington and Tottenham Court Road. Additionally, Woodgrange Park station (Overground) is a 15-minute walk

or reach Upton Park Tube (District line, Hammersmith & City) in just a 17-minute.

### IN THE NEIGHBOURHOOD

Forest Gate is home to a growing mix of brunch spots, coffee shops and family-run

eateries. The current owners particularly recommend Ramble Café and Fiore in the arches off Avenue Road, as well as Giovanni's, Tipi Coffee Co. and Cups & Jars (eco-friendly grocery and café), alongside Joyau (for excellent food and wine), Tamping Grounds, and friendly pubs such as The Holly Tree and Leytonstone Tavern, a short walk away.

Nearby the beautiful Wanstead Flats and Jubilee Pond provide a delightful environment to picnic, jog, or simply surround yourself with nature and wildlife.

The house is just over ten minutes' walk from Plashet Park with its beautiful mature tree-lined walks, spring blossom, crocuses and daffodils, as well as ample sports facilities, including tennis and basketball courts, cricket nets, outdoor exercise machines, summer water fountains, a large playground and East London's oldest bowls club.

In the corner of the park, you'll find a local gem, Applecart Arts – a theatre, arts centre and licensed café hosting everything from comedy nights and yoga to music, pottery classes and children's activities. Local

sellers often recommend it for lunch or an evening drink.

Central Park Café is a 20-minute walk away and sells excellent homemade bread and pastries. The Denmark Arms, Red Lion and Boleyn Tavern pubs (the latter recently named one of 'Britain's prettiest' after a £1.5m refurb) are within a 20-minute walk.

### SCHOOLS

The area is home to several schools rated 'Outstanding' by Ofsted, including Shaftesbury Primary School (12 mins) and Essex Primary (21 mins). St Stephen's Primary School (which also offers a great day-care and nursery) is a 16-minute walk away and was named The Times State Primary School of the Year 2018.

Well-regarded secondaries nearby include Stratford School Academy, just 15 minutes on foot (rated 'Good' by Ofsted, and Plashet School for girls ('Outstanding'), 21 minutes away. St Angela's Ursuline School – an Outstanding Catholic school – and its equally well-rated counterpart, St Bonaventure's, are a nine and 17-minute walk away.

## A note from the owners

*“We love the minimal style of the house – it gives off a warm feel, while being stylish and contemporary. The morning light here is particularly gorgeous, and we also love the generosity of space – both the proportion of the rooms, and the size of the garden. Having seen a lot of other properties in Forest Gate, we’re confident to say that it’s a rare find, and feels much larger than most.”*









## Notes

## Notes

## Trusted partners

To help ensure a smooth and stress-free purchase, we've listed a selection of trusted professionals who have consistently demonstrated efficiency, clear communication, and reliability. If you'd like to discuss any of the below or need further guidance, feel free to contact us.

### MORTGAGES

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