



For memories made  
and memories to come.

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## Trumpington Road, Forest Gate E7

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- ◆ Renovated Victorian terraced home
- ◆ Two double bedrooms
- ◆ Semi-open-plan living & dining room
- ◆ Recently replaced roof & windows
- ◆ Character details throughout
- ◆ Engineered oak floorboards
- ◆ Brass switches
- ◆ 37-foot south-facing garden
- ◆ Nearby Jubilee Pond & Wanstead Flats

Just a few minutes' walk from Forest Gates' vibrant social scene and the wild expanse of Wanstead Flats, this painstakingly renovated, two-bedroom Victorian house combines heritage details with modern upgrades to create a future-proof home full of cosy character.

When they bought the property in 2022, the current owners conducted a RICS Full Building Survey and refurbished it according to the recommendations. The exterior improvements involved installing new fences and fitting a new roof, including numerous structural updates and improvements, new slate tiles, and freshly rendered chimney stack and parapet walls. In addition, the property received new double-glazed uPVC sash windows.

Meanwhile, the interior was overhauled, from re-plastering throughout to sanding the original pine floorboards and completing sub-floor structural repairs downstairs. The owners also fitted brushed and UV-oiled engineered oak floorboards, new skirting boards and ceiling roses in keeping with the period, and new double Florence pure brass plug sockets with a lovely bronze finish and matching two-gang Florence toggle switches.

Beyond this, the original Victorian pine bedroom doors were stripped and fitted with reclaimed Victorian beehive door knobs (a classic period design), with pure brass handles to the cupboard doors. You'll also find new traditional-style column

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radiators throughout the downstairs, while the staircase was opened up to reveal a double-height ceiling.

#### STEP INSIDE

Trumpington Road is part of a cluster of quiet streets between Jubilee Pond, excellent pubs, and rail links. From the street, the cream-hued brick exterior, with matching windows and a canted bay, sits behind a coordinating brick wall and a high screening hedge.

A transom embossed with the house number pairs with a part-glazed, black-painted front door in the recessed entrance to draw light into the hallway beyond. Here, beautiful Victorian wainscoting painted in ‘Cooking apple’ green by Farrow & Ball meets tall walls brightened by a central pendant and coated in crisp white Lick O1 for a fresh, breezy feel.

Pass a high shelf with coat hooks beneath, following the gorgeous engineered oak floorboards into the reception rooms

ahead. The semi-open layout of the dining and sitting rooms ensures a seamless flow between the two spaces, creating a bright, airy atmosphere for relaxing and entertaining. In addition, the lack of chimney breasts and fireplaces offers more flexibility with the layout and provides extra wall space in each room.

At the front, a lovely sash bay window with a column radiator beneath to echo those in the hallway and dining room fills the living area with natural light. The cooling Lick O1 paintwork continues in both reception rooms, along with skirting boards in warming ‘Roman Plaster’ by Little Green, adding to the sophisticated air.

On the other side of the stairwell, which brings a sense of separation to the spaces and provides access to a useful storage cupboard, the dining room is filled with light from a central pendant and a tall south-facing glazed door with a transom above leading to the side return.

Beyond, the spot-lit kitchen features a range of white, handle-free cabinetry with light worktops and an integrated Lamona oven/ electric hob with an extractor hood. You’ll also find a stainless-steel sink beneath a wide side window and space for a fridge-

freezer and a laundry appliance.

Follow the wood-effect flooring into a rear hallway or boot room with a glazed door to the garden. The white walls and flooring continue in the bathroom, where white tiles backdrop a bath with a glass screen and overhead shower below the window, a pedestal basin with a mirrored cabinet above, and a modern toilet. A heated towel rail completes the suite.

Back in the hallway, the exposed staircase rises to the first floor. Original pine floorboards run into both double bedrooms, with heritage COAT paints and restored original bedroom doors enhancing the cosy, inviting vibe. In the front primary bedroom, deep bronze green walls impart a rich, old-fashioned look that works perfectly with the large sash windows and hanging reading lamps.

Overlooking the garden, bedroom two is also brightened by a central pendant and a large south-facing window that warms the orange-white walls. This tranquil space would work equally well as a home office.

#### OUTDOORS

Step outside to discover a beautifully positioned 37-foot south-facing garden

that enjoys uninterrupted sunlight from morning to evening – the perfect spot for relaxing, dining, and entertaining. Designed for easy upkeep, it features a low-maintenance, self-contained raised sleeper garden at the back, constructed from durable treated timber.

The patio area is framed by a well-maintained flower bed, elegantly covered in sleek slate chippings. In 2023, the current owners installed concrete and timber fencing with exterior lighting along the left and back for privacy and durability.

Exploring the garden, you’ll find a variety of plants and foliage, including a bay tree, rhododendrons that bring bursts of colour in spring, and evergreen grasses and ferns that provide texture and interest throughout the year. Meanwhile, a climbing rose, jasmine and passion flowers add fragrance and offer a stunning display of unique blooms.

*“Step outside to discover a beautifully positioned south-facing garden that enjoys uninterrupted sunlight from morning to evening.”*

Living room







Living room





Dining room



## Kitchen



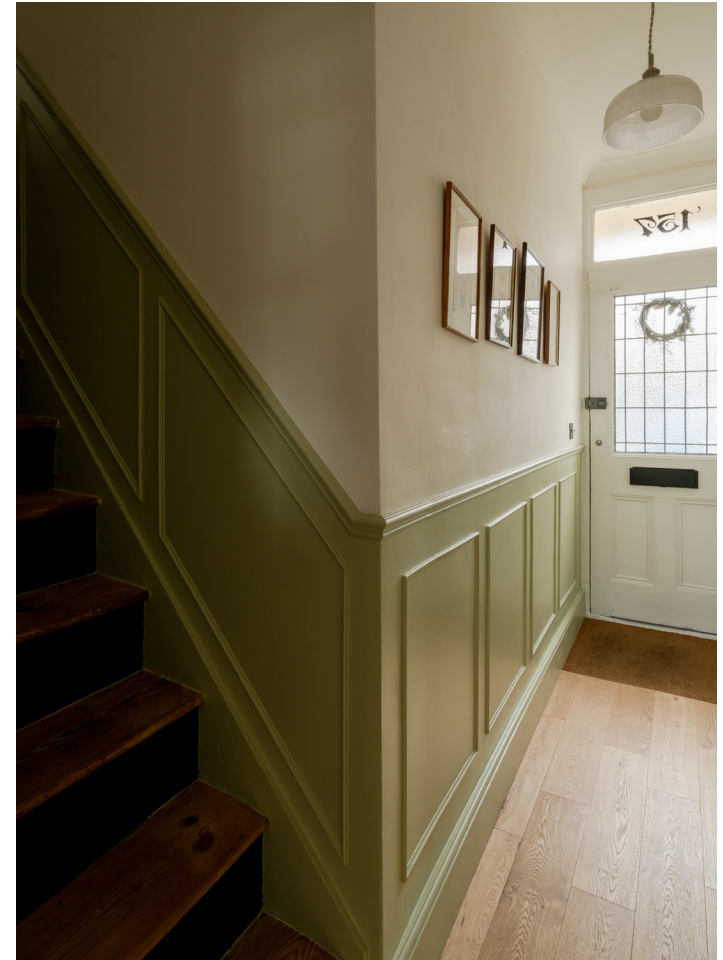


## Bathroom





Entrance hall



## Bedroom







Bedroom





## Bedroom





## Garden





Frontage



Trumpington Road, Forest Gate E7

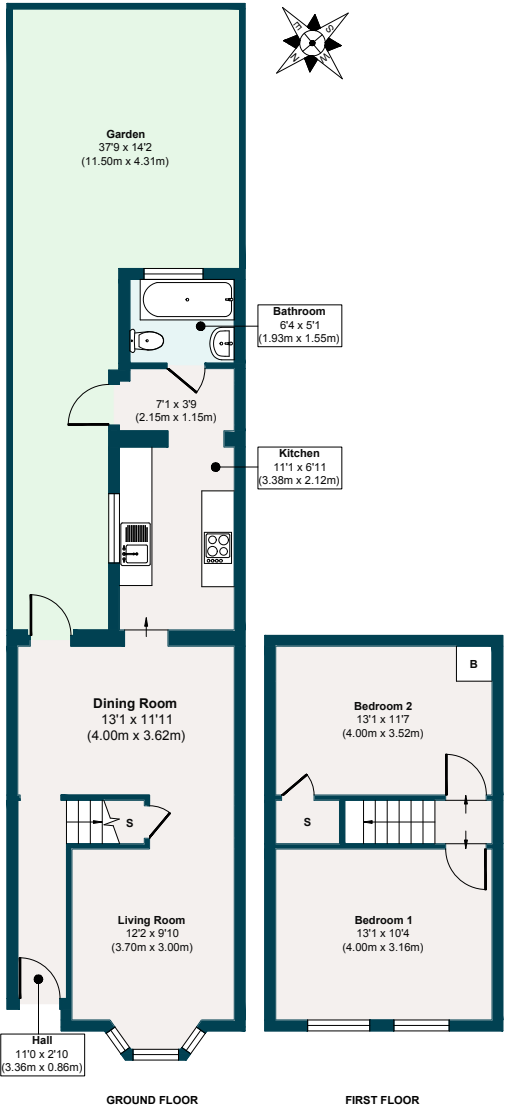
**APPROXIMATE  
FLOOR AREAS**

**Ground Floor**  
452 SQ. FT  
(42.00 SQ. M)

**First Floor**  
297 SQ. FT  
(27.64 SQ. M)

**Gross Internal  
Floor area**  
749 SQ. FT  
(69.64 SQ. M)

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



## The neighbourhood

### GETTING AROUND

Forest Gate train station is a 16-minute walk. From here, you can take the Elizabeth line, racing you to Canary Wharf (12 mins), Bond Street (19 mins) and Heathrow Airport (47 mins). You can also reach Liverpool Street in 12 minutes, stopping at Stratford's major interchange just two stops away. Here, you'll find connections to the DLR, Central and Jubilee Lines, plus retail therapy at Westfield and foodie delights in the East Village.

Meanwhile, 13 minutes on foot, Wanstead Park Overground station connects Barking to Gospel Oak via Walthamstow, with a handy change to the Victoria line at Blackhorse Road.

It's also easy to explore further afield, cycling to Leytonstone in under 10 minutes before catching the Central Line to Loughton, Theydon or Epping – you can also walk through the forest to Epping and get the Tube back. Alternatively, take a break to the Kent coast from Stratford International and out to Whitstable, Margate, Deal, or even Rye.



### IN THE NEIGHBOURHOOD

Just down the road, the beautiful Wanstead Flats and Jubilee Pond provide a delightful environment to picnic, jog, or simply surround yourself with nature and wildlife. On the weekend, you can always head to the nearby Queen Elizabeth Park at Stratford.

Our local sellers highly recommend Joyau wine bar under Forest Gate Arches (there's also a wellness and workout space here – E7 Movement); Singburi for Thai; Dina for craft beer and natural wines, and Caner

Supermarket, 'probably the best corner shop in London'.

Other local favourites are The Holly Tree (serving great food, a fantastic range of beers, adults-only or family areas and a miniature railway) and Ramble (famed for its cinnamon buns). Wanstead Kitchen on nearby Pevensey Road is also excellent. Also high on the list is Aromas for curry, Pretty Decent and Wanstead Tap for local beers, and the weekly run to Wild Goose Bakery for fresh bread.

Forest Gate's recent renaissance has created

a thriving community of independent local businesses. Among the other great places to eat and drink in the neighbourhood are Giovanna's Deli & Wine Bar for exceptional pizza and Fiore Truck for more excellent Italian cuisine.

### SCHOOLS

Local schools rated 'Outstanding' and 'Good' by Ofsted include The Jenny Hammond Primary, Colegrave Primary, Buxton School, Davies Lane Primary, Forest Gate Community School, Odessa Infant School, and Maryland Primary.



## A note from the owners

*“What we love most about living here is the sense of community. Our street WhatsApp group keeps us connected, and we’ve been fortunate to have such lovely, long-time neighbours on either side. It’s a peaceful, green road that feels like a hidden gem, yet we’re well-connected with great access to the Mildmay and Elizabeth lines for easy commuting. Plus, being close to Westfield makes it incredibly convenient – everything we need is just a short trip away!”*







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