



For memories made  
and memories to come.

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## Vansittart Road, Forest Gate E7

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- ◆ Two-bedroom Victorian house
- ◆ Double reception room
- ◆ Underfloor heating
- ◆ Modern kitchen & bathroom
- ◆ In-built bespoke storage
- ◆ Low-maintenance garden
- ◆ Moments from Wanstead Flats
- ◆ Near by Overground/Elizabeth Line

Thoughtfully designed and decorated throughout, this light and warm two-bedroom Victorian house just a few minutes' walk from Wanstead Flats, excellent pubs, restaurants and bars, and Overground and Elizabeth Line services.

The interior's industrial-inspired aesthetic has been softened by homely touches, such as reclaimed four-panel doors with distressed paint, original floorboards, heated slate floors in the kitchen and bathroom, and premium Farrow & Ball tones to create a contemporary but cosy home. Bespoke shelving and drawers have also been incorporated to maximise the space, while full-height folding window plantation shutters control the movement

of light throughout. Other improvements include replacing the roof tiles and new felt to the flat roof.

### STEP INSIDE

Arriving at the property, open the iron gate in the white-painted brick wall, which complements the grey tiles lining the front patio. Ahead, a part-glazed front door leads into a porch area for removing shoes and coats.

Step through into a fabulously large, double reception room. Extending from a broad box bay window with wooden plantation shutters to a tall window facing the side return, the living area is filled with natural light reflected by the bright white walls and warmed by black-cast iron radiators that echo an attention-grabbing winder staircase painted in Farrow and Ball 'Off Black'.

*“Black-cast iron radiators echo an attention-grabbing winder staircase.”*

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In the living area by the bay window, you'll also discover a clever built-in TV unit framed by multiple drawers and shelves for a clutter-free feel. The original floorboards run through the dining area before being replaced with heated herringbone slate tiles in the kitchen, complementing the white metro-tiled splashback with contrasting grout.

On either side, white cabinetry with wooden tops maximises storage and workspace, while integrated appliances and features include a deep sink with a pull-out tap, an oven with a gas hob, and a hidden dishwasher and fridge-freezer.

Follow the heated tiles into the rear hallway, passing a handy utility and boiler cupboard into a bathroom warmed by separately controlled underfloor heating and an industrial-style heated towel rail. Once again, the herringbone tiles pair with white metro splashbacks for a coordinated look that blends with the modern sanitaryware and a Crittall-style glass screen shielding the rainfall shower above the bath.

On the first floor, white floorboards flow across the landing into both bedrooms. In the spacious primary bedroom at the front, wooden plantation shutters filter the morning

light from two large windows, popping against the Farrow & Ball 'Inchyra Blue' walls and a feature open scaffolding wardrobe.

Bedroom two is a neutrally decorated double facing the garden through a large window with wooden plantation shutters. With fitted shelves, it would make a great office, guest room, or nursery.

## OUTDOORS

From the rear hallway, a glazed door opens to a gravelled side return, which leads to a low-maintenance garden laid with herringbone reclaimed bricks. Fully enclosed by fencing, it captures the sun throughout the day and late into the evening and has a useful wooden shed on the gravel patio at the rear. Yellow and pink roses and dark purple shrubs bring extra interest.

*“Wooden plantation shutters filter the morning light from two large windows, popping against the Farrow & Ball ‘Inchyra Blue’ walls and a feature open scaffolding wardrobe.”*

## Double reception



## Double reception



## Kitchen



Kitchen



## Bathroom



Primary bedroom





Primary bedroom



Second bedroom



## Second bedroom



## Garden



Front of house



Vansittart Road, Forest Gate, E7

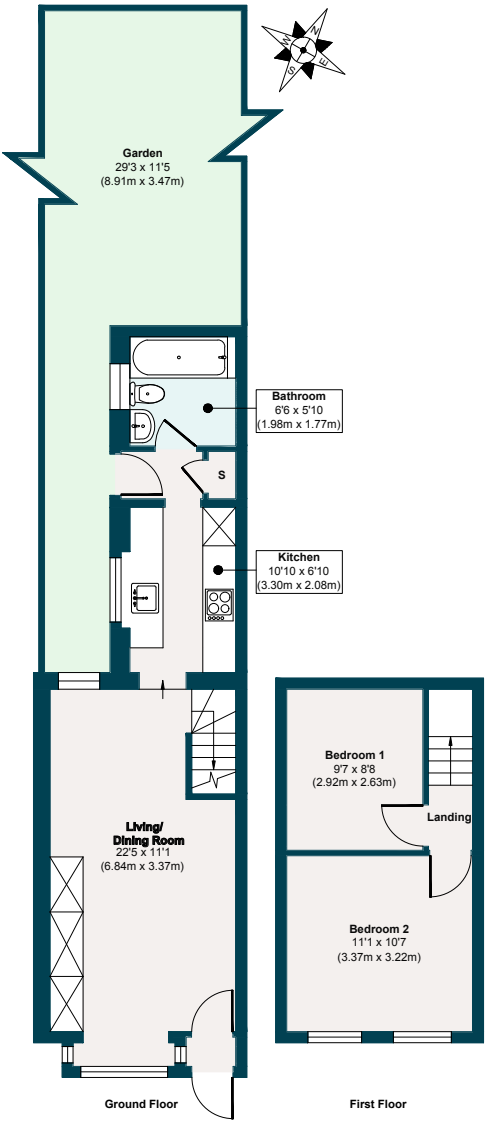
APPROXIMATE  
FLOOR AREAS

**Ground Floor**  
381 SQ. FT  
(35.41 SQ. M)

**First Floor**  
225 SQ. FT  
(20.92 SQ. M)

**Gross Internal  
Floor area**  
606 SQ. FT  
(56.33 SQ. M)

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



## The neighbourhood



### GETTING AROUND

Forest Gate train station is a 10-minute walk. From here, you can take the new 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, eight 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. The current owners also love 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

*“Our home has been perfect for us, and I will be truly sad to leave. I love hosting and entertaining, and this house is a great space to do that – indoors or out! We were bowled over when we moved here that we had a brilliant starter home with so many great spots on our doorstep. There’s a fantastic sense of community with great neighbours – a mix of young families and older people who all stop and chat when they see you. The pubs, fitness studios, restaurants and ample green space make it a really buzzy place. Still, the convenience of the Overground and the Elizabeth Line means you can easily travel around London should you wish.”*





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