

For memories made
and memories to come.

Katherine Road, Forest Gate E7

- ◆ Spacious ground-floor Victorian flat
- ◆ One bedroom
- ◆ Share of freehold
- ◆ 996 years remaining on the lease
- ◆ Underfloor-heated dining kitchen
- ◆ Stylish bathroom & WC
- ◆ Separate living room with bay window
- ◆ Southeast-facing garden
- ◆ Large basement
- ◆ Nearby Overground/Elizabeth line

This spacious and beautifully presented one-bedroom ground-floor flat is set within a handsome Victorian house with a peaceful, southeast-facing garden. Just a short walk from the Overground and the Elizabeth line, and within easy reach of Wanstead Flats and the shops and cafés of Forest Gate town centre, it offers tranquillity and convenience.

High ceilings, large windows and premium paint shades create a bright, elegant feel, while the separate living room with its bay window and the underfloor-heated kitchen add warmth and character. The stylish

bathroom and WC have been thoughtfully designed, and all interior and exterior doors have been carefully sanded and repainted. The smart column radiators can be controlled remotely, adding year-round comfort to this charming period property.

Furthermore, a large basement provides invaluable storage space with fantastic potential to renovate or convert. With 996 years remaining on the lease, this is a unique and lasting opportunity to own a beautifully maintained home in a highly popular area.

STEP INSIDE

The home's exterior pairs red brickwork with white stone mouldings to the recessed entrance and bay window, set behind a low brick wall and front patio. Open the

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“Partly painted in Farrow & Ball ‘Setting Plaster’ – a lovely dusky evening pink – this wonderfully elegant space has tall window screened by a Roman blind.”

traditional front door with a transom above to arrive in the hallway, where Dulux ‘Pure Brilliant White’ to the tall walls pairs with original floorboards, sanded and restored in 2023.

The floorboards also flow into the living room – a serene space decorated in Lick paints, with a delicate pink shade to the coved ceiling to complement the chalky white walls below the picture rails. Sturdy wooden shutters adorn the broad canted bay window’s lower half, drawing in the gentle evening light, illuminating a book nook by the chunky white alcove shelving. This flanks an original period fireplace with tiled inserts and a black marble

mantelpiece – a charming focal point.

Back in the hallway, follow the floorboards into the bedroom. Partly painted in Farrow & Ball ‘Setting Plaster’ – a lovely dusky evening pink – this wonderfully elegant space has tall window screened by a Roman blind. Two USB points and open alcove wardrobes are practical additions.

You’ll pass a characterful column radiator (seen throughout) before reaching a hidden staircase leading down to a useful storage basement ripe for renovation. Beyond, black-and-white beehive floor tiles pair with marble-effect wall tiles in the bathroom.

Laid out as a wet room, it features a tall glass screen separating a storage cabinet with a countertop basin from a mounted rainfall shower, with a double-ended bath beneath the window and a radiator.

Wall-hung matt black storage keeps toiletries in easy reach of both, and the fireplace has been exposed and painted in a black accent to use for additional storage.

At the end of the hallway, you’ll find space for hanging coats. Continue into the spot-lit dining kitchen, which is bathed in morning light from the tall rear window. The heated cork flooring coordinates with Vintage IKEA plywood cabinets, shelves, and Lick ‘Green 09’ walls, while the white tops echo the tiled splashback for an altogether natural design scheme.

There’s a breakfast bar with dimmer pendants and a seating area by the window, offering flexibility for mealtimes. You’ll also find a SMEG hob and cooker, a Bosh extractor fan, a Haier fridge-freezer, a double Belfast sink, four USB plug sockets, and a Beko washing machine (purchased 2023). The Hotpoint tumble dryer is stored in the basement.

A side window and a beautiful, part-glazed arched door leading to the garden brighten the rear hall area. Another door opens to a lavatory, freshly repainted in Dulux ‘Soft Stone’ and fitted with a glossy black wall-hung vanity basin unit

with a vertical black tiled splashback and a matching black seat to the close-coupled toilet.

OUTDOORS

The southeast-facing rear garden is a charming oasis where jasmine and honeysuckle climb the enclosing wall and tall fence panels painted in a soft green. A mixture of gravelled and paved areas splits the garden into different seating zones to capture the sun throughout the day, creating a low-maintenance space for parties and barbecues. There’s plenty of room for potted plants and a flower bed to add extra colour and texture.

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Living room





Living room



Bedroom





Bathroom



Dining kitchen





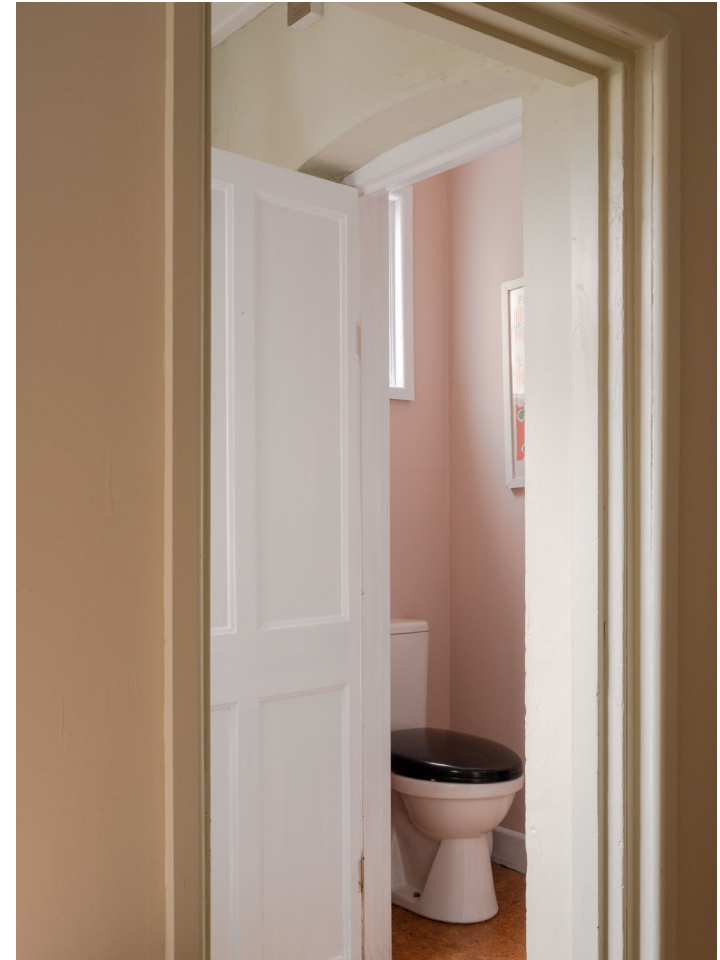
Dining kitchen



Entrance hall



WC



Garden



Frontage



Katherine Road, Forest Gate E7

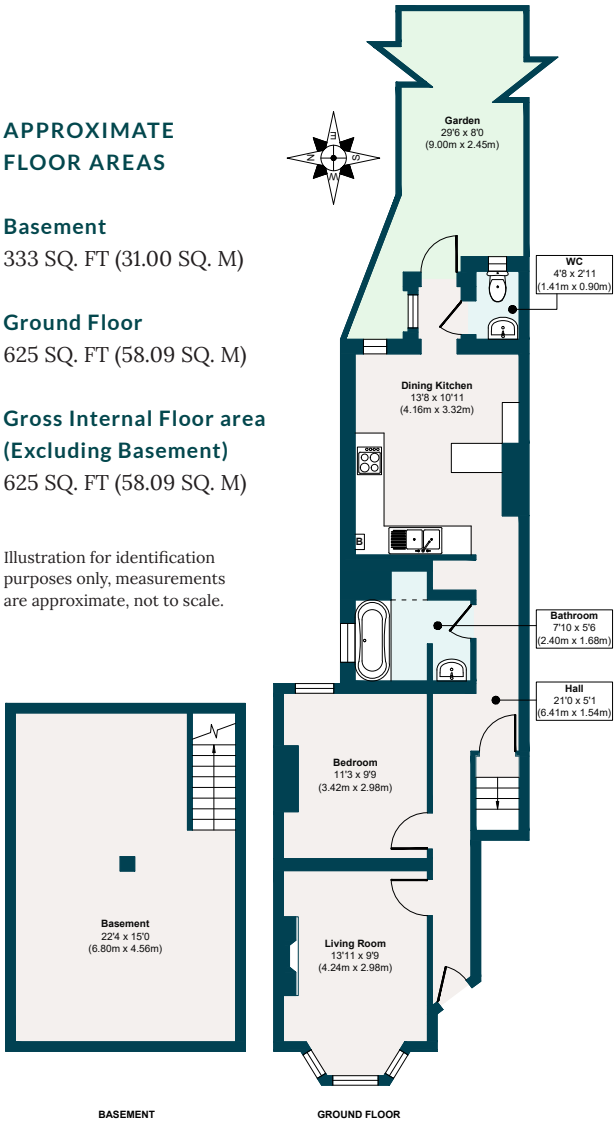
APPROXIMATE
FLOOR AREAS

Basement
333 SQ. FT (31.00 SQ. M)

Ground Floor
625 SQ. FT (58.09 SQ. M)

**Gross Internal Floor area
(Excluding Basement)**
625 SQ. FT (58.09 SQ. M)

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



The neighbourhood

GETTING AROUND

Katherine Road enjoys a prime position in Forest Gate, with excellent transport links that make commuting and exploring the capital a breeze. The property is a 15-minute walk from Forest Gate station, served by the Elizabeth line, offering fast access to Shenfield, London Paddington, and Heathrow. Woodgrange Park Overground station is only 10 minutes on foot, connecting to Gospel Oak and Barking. Numerous bus routes run along Katherine Road and surrounding streets.

IN THE NEIGHBOURHOOD

Forest Gate's recent renaissance has created a thriving community of independent local businesses with many great places to eat and drink in the neighbourhood.

The current owner recommends Tamping Grounds and Tipi Coffee for a brew, The Wild Goose Bakery, wine at Joyau and Giovanna's, Fiore Truck, and popular local pubs such as The Holly Tree, The Boleyn, Forest Gate Tavern, Leytonstone Tavern, and Pretty Decent.

Our other local sellers highly recommend

E7 Movement under Forest Gate Arches (a wellness and workout space); Le Regret for craft beer and natural wines, Ramble (famed for its cinnamon buns). Mora serves authentic, fresh pasta, Wanstead Tap for craft beer, and Caner Supermarket, 'probably the best corner shop in London.'

Around 15 minutes' walk, the beautiful Alexandra Lake and Wanstead Flats provide a delightful environment to picnic, jog, or simply surround yourself with nature and wildlife. You can explore further afield by cycling to Hollow Ponds and Epping Forest.

Plashet Park features beautiful mature tree-lined walks, sports facilities (including tennis and basketball courts, cricket nets, and outdoor exercise machines), summer water fountains, a large playground, and East London's oldest bowls club.



The Holly Tree, Forest Gate

A note from the owners

“This was my first home, and it’s been such a special place. The flat has a lovely, calm vibe, and I felt settled here straight away. One of my favourite things has been the spacious kitchen – it’s great for cooking and hosting. I’ve made lots of memories here, from dinner parties with friends to quiet evenings with a glass of wine and delicious food.

“I’ve also really loved the area – there’s a real sense of community, and we’ve become friends with the neighbours upstairs. Most mornings, I’d grab a coffee and pastry, head out for a dog walk on the Flats, then maybe stop by The Reformery for a Pilates class. It’s been such a nice routine and a great way to start the day. I hope whoever moves in next enjoys it as much as we have.”



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

Contact: Lee Cawley
Title: Founder
Company: Victoria Park Mortgages
Phone: 020 3441 3084
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SOLICITORS

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SURVEYORS

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