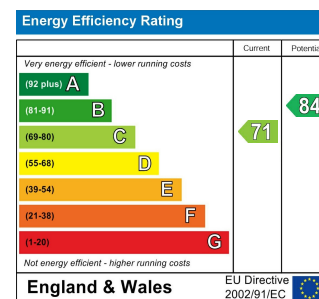
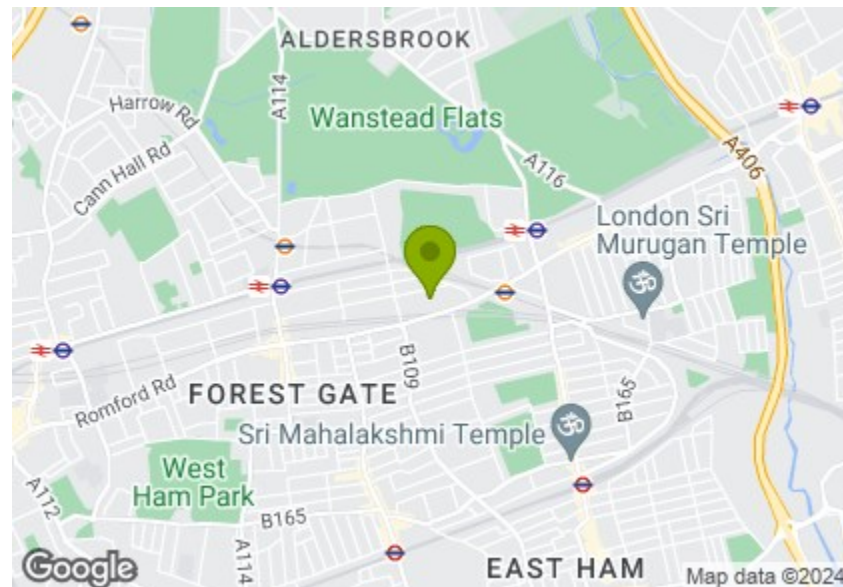




Total Area (Excluding Cellar) 239.0 m<sup>2</sup> ... 2573 ft<sup>2</sup>

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.



## WINDSOR ROAD, FOREST GATE

### Offers In Excess Of £1,370,000 Freehold

### 6 Bed House



#### Features:

- Triple Fronted Victorian House
- Link Detached
- Forest Gate Conservation Area
- Close to Forest Gate Station
- Six Bedrooms
- Cellar
- Driveway
- Close to Wanstead Flats
- Two Bedroom Annexe
- Close to Forest Gate High Street

A splendidly palatial, triple fronted, six bedroom Victorian villa, complete with annexe, a wealth of hosting spaces and a vast rear garden. It's all situated in the Forest Gate Conservation area, within easy reach of Forest Gate station.

Home to the speedy new Elizabeth line, Forest Gate station is around fifteen minutes on foot and will get you directly to Liverpool Street in just thirteen, putting the City less than a half hour away door to door.

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**IF YOU LIVED HERE...**

You'll have an unsurpassed wealth of living space to stretch out in, with the considerable original architecture further extended by that substantial annexe for a grand total of over 2500 square feet. You also have a cellar, and immaculately finished gardens and driveway to the front, setting you nicely back from the street and framing the stately red brick frontage and its ornate original mouldings.

Step inside and you have a pair of sizeable reception rooms leading off the entrance hall, each elegantly appointed, plushly finished and home to the high ceilings of the period. To the rear, a third reception looks out onto your substantial rear conservatory and, in turn, onto your rear garden. Out here a raised deck descends to an immaculately landscaped set of twin lawns surrounded by patio and home to mature trees.

Your kitchen/diner completes the ground floor of the main house, artfully finished in cream floor tiles with matching cabinets and a utility room off to one side. Here's also where the first of your three bathrooms can be found. Upstairs, and the original architecture continues with two huge bay fronted double bedrooms of over 200 square feet apiece. Your second bathroom sits to the rear, alongside two more double bedrooms.

Next door your annexe is completely self contained, with its own front door giving onto that splendid front garden. Your 160 square foot reception here would also serve as a splendid home working space. There's second kitchen here too, plus a skylit utility room and your third bathroom. Upstairs two double bedrooms complete the space, once again ideal as home working solutions. It all adds up to a fabulous and flexible family home.

**WHAT ELSE?**

- Once the favoured playground of Tudor Kings and Queens, Wanstead Flats is still some of the wildest wide open green space for miles around. It's all just fifteen minutes from your new front door.
- Local schools are superb, with an impressive fourteen 'Outstanding' primary/secondaries all within a twenty minute stroll.
- Another easy transport option is Woodgrange Park overground. Just ten minutes on foot for the Gospel Oak to Barking Riverside line, your direct route to the River Thames.



**A WORD FROM THE EXPERT...**

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW  
E7 BRANCH MANAGER

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- Reception**  
13'1" x 14'7"
- Reception**  
13'1" x 11'4"
- Reception**  
12'11" x 20'0"
- Reception**  
12'0" x 13'3"
- Kitchen / Dinner**  
12'5" x 15'4"
- Kitchen**  
6'8" x 6'11"
- Utility**  
4'9" x 9'1"
- Bathroom**  
4'9" x 6'11"
- Bathroom**  
6'8" x 3'9"
- Utility**
- Cellar**
- Cellar**  
8'10" x 22'11"
- Bedroom**  
18'3" x 14'7"
- Bedroom**  
14'2" x 14'7"
- Bedroom**  
12'11" x 11'5"



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