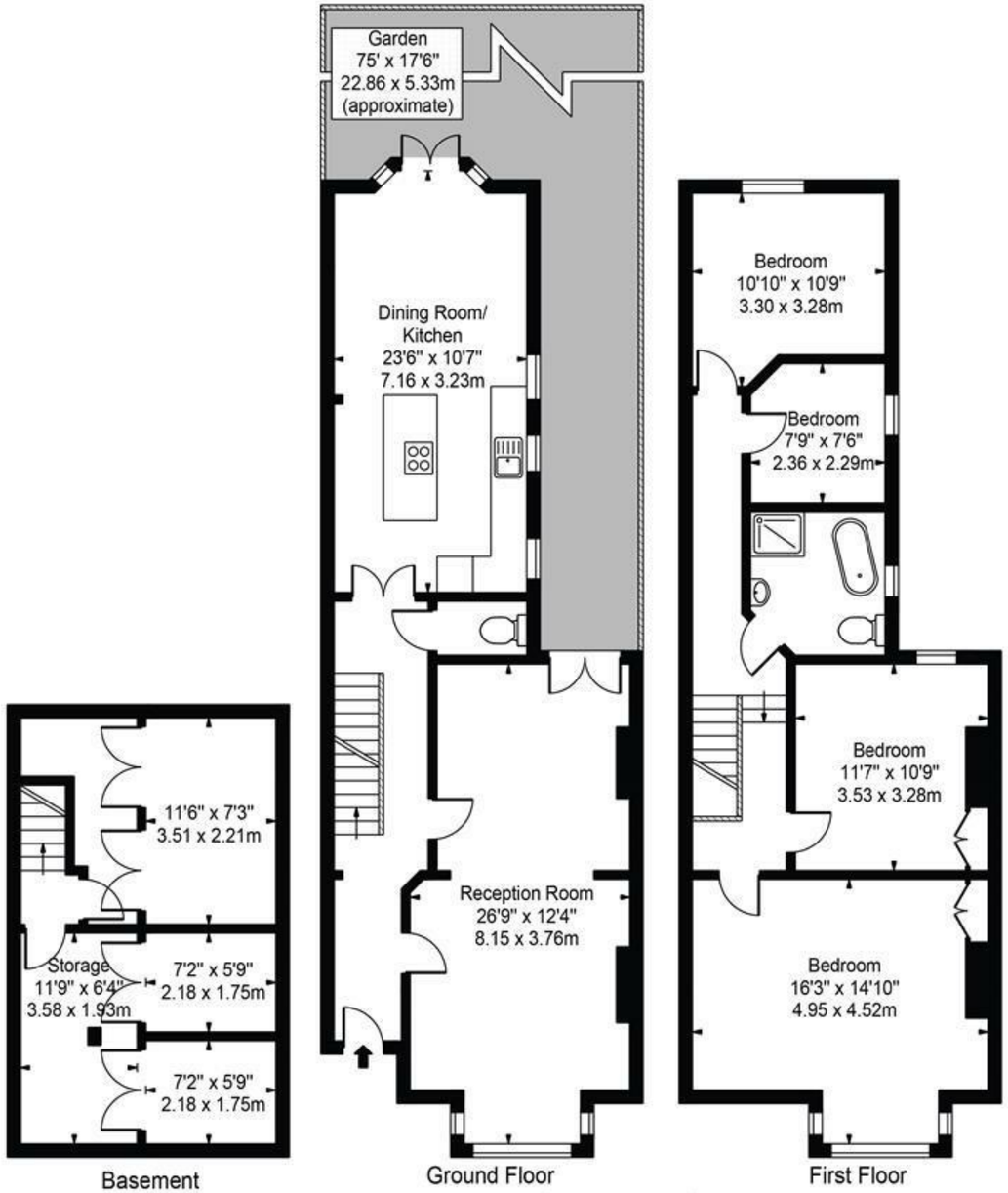
Capel Road

Approx. Gross Internal Area 1720 Sq Ft - 159.79 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Capel Road, Forest Gate

£1,050,000 Freehold

- Exquisite, four-bedroom Edwardian home
- Sought after location
- Newly refurbished to an exceptional standard
- Stunning through lounge & family kitchen/diner
- Chain free
- Wealth of character
- Far reaching views across the Wanstead Flats
- Downstairs W.C & cellar
- Landscaped, South facing rear garden
- 0.3 miles to the Elizabeth Line via Manor Park Station

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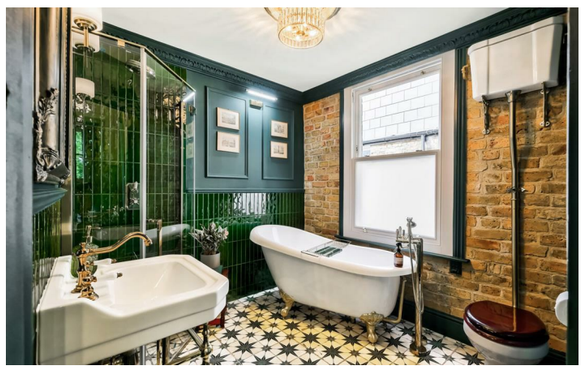
Capel Road, Forest Gate

Petty Son and Prestwich have the pleasure of offering for sale this exquisite Edwardian residence, overlooking Wanstead Flats.

4 | 1 | 2 | E | Council Tax Band: D



Set on the most prestigious road in Forest Gate, this newly refurbished four-bedroom Edwardian home is a masterclass in design, craftsmanship, and timeless elegance. Located at the gateway to the ever-desirable Forest Gate Village, Capel Road is famed for its grand period properties and uninterrupted views across the breathtaking Wanstead Flats. This particular residence has been meticulously and sympathetically restored, combining the charm and character of the Edwardian era with the comforts and finishes of contemporary living. Every detail has been considered with the utmost care, from the restored original features to the carefully selected Farrow & Ball palette that flows harmoniously throughout the home.

The striking exterior immediately captures the eye, with beautifully cleaned London brickwork and original Victorian mosaic path tiles leading to the front door. Elegant wrought iron fencing completes the picture, setting the tone for what lies within. Upon entering, the wide and welcoming hallway retains all the charm of its era with its original cornicing and polished flooring. The grandeur continues through to a beautifully proportioned double reception room, where the original floorboards, intricate cornicing, and restored Victorian fireplaces are complemented by newly installed double-glazed sash windows. French doors open from the rear of this space onto the garden, allowing natural light to pour in and offering seamless access to outdoor living.

Beneath the main floor, a refurbished cellar adds valuable, versatile space to the home, lending itself perfectly as a home office or gym. Nearby, a charming ground-floor W/C showcases a piece of the home's history as the original Victorian tiles discovered in the cellar have been thoughtfully repurposed as a splashback around the washbasin, and set within a colour scheme that honours their legacy. At the heart of the home lies a truly stunning kitchen/diner. Rich navy cabinetry sits beneath a mix of crisp white quartz and warm oak worktops, framing a traditional butler sink, accompanied by stunning brushed gold fittings. A central island offers additional preparation space and informal dining, while double-glazed sash windows and French doors, all south-facing, flood the space with natural light. Exposed brickwork, original flooring, and high-end integrated appliances complete this show-stopping room, which opens directly onto the landscaped rear garden.

The garden itself is a sanctuary of peace and privacy. Professionally landscaped, it features natural sandstone paving, a manicured lawn, mature planting, and full perimeter fencing. Thoughtful touches such as outdoor lighting (including front dusk-to-dawn sensors) and a rear tap ensure the space is as practical as it is beautiful. Upstairs, the sense of craftsmanship and elegance continues.

The principal bedroom sits to the front, offering spectacular open views across Wanstead Flats through a generous bay window. Cornicing, fitted wardrobes, and warm wooden floors create a restful, luxurious atmosphere. The second bedroom, also generously proportioned, is equally refined, with built-in storage and further period detailing. To the rear of the home, the family bathroom is a masterpiece of Edwardian-inspired design. The internal wall has been reconfigured to create a more spacious layout, allowing for a freestanding roll-top bath, a large walk-in shower, traditional fixtures, and underfloor heating beneath beautifully patterned floor tiles. Two further bedrooms complete the upper floor, in which one is a well-sized double with a charming exposed original brick feature wall and views over the garden, whilst the other is a versatile single room, ideal for use as a nursery, home office or study.

Throughout the property, no element has been overlooked. Victorian-style radiators have been installed in every room, switches and fittings have been carefully chosen to remain faithful to the period style, and a brand-new boiler and underfloor heating in key areas offer comfort and efficiency for modern living.

With Forest Gate and Manor Park stations (both on the Elizabeth Line) just a short stroll away (0.3miles), Liverpool Street and central London are easily accessible in under 15 minutes. The nearby Overground at Wanstead Park, along with a host of excellent local amenities, from the artisan Wild Goose Bakery to the award-winning Holly Tree pub, ensures that Capel Road offers not only a beautiful home, but an exceptional lifestyle

EPC Rating: E49
Council Tax Band: D

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Double Reception Room
26'9 x 12'4

Kitchen/Dining Room
23'6 x 10'7

Bedroom One
16'3 x 14'10

Bedroom Two
11'7 x 10'9

Bedroom Three
10'10 x 10'9

Bedroom Four
7'9 x 7'6