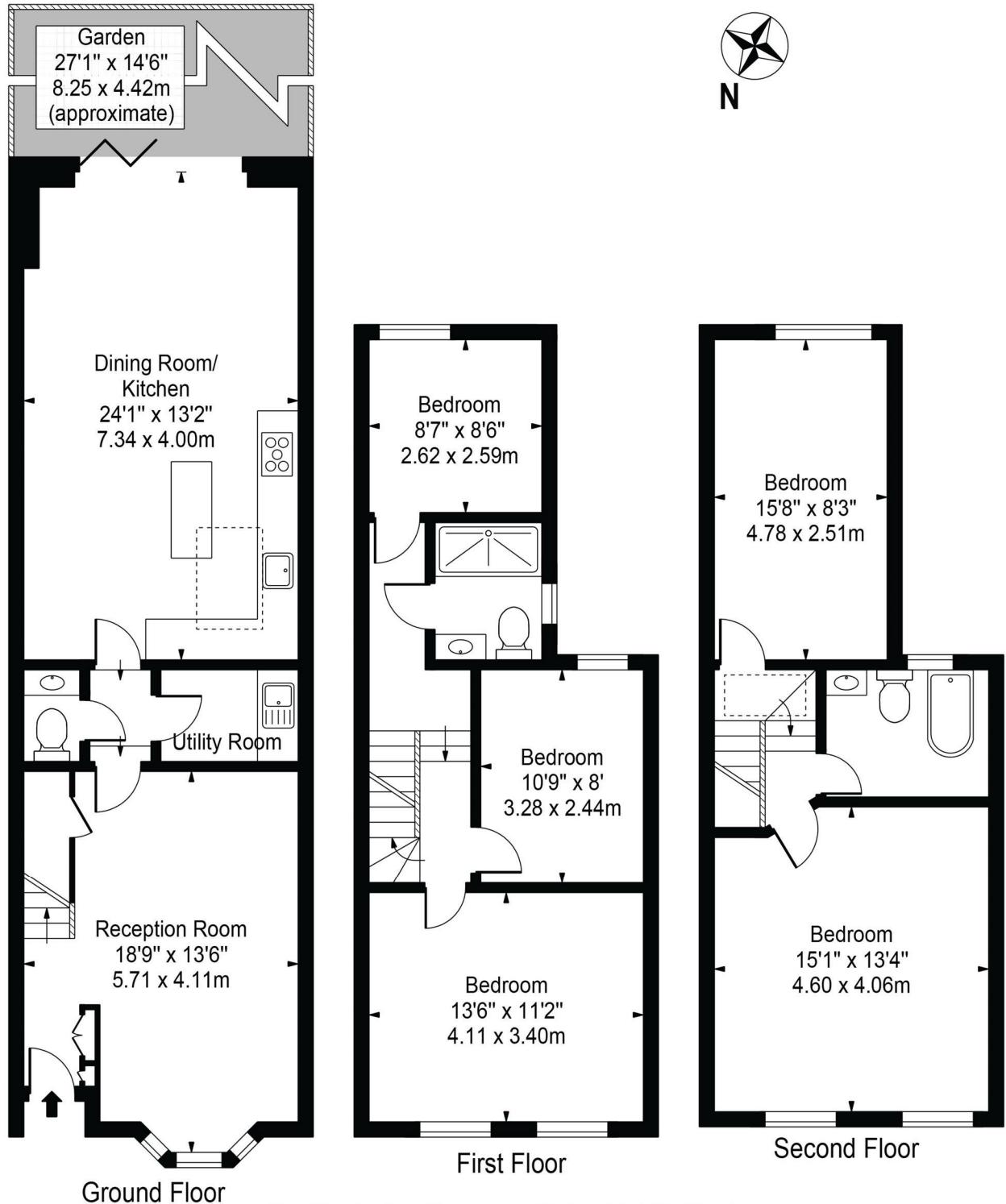


## Vansittart Road

Approx. Gross Internal Area 1495 Sq Ft - 138.89 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.



## Vansittart Road, Forest Gate

Offers In Excess Of £900,000 Freehold

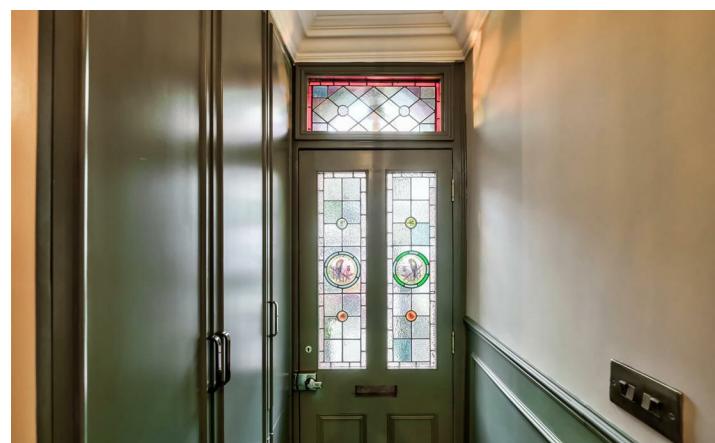
- Stunning five bedroom period home
- Kitchen/diner with separate utility room
- Ground floor W.C
- South facing garden
- 0.2 Miles from the Wanstead Flats
- Recently extended and refurbished to an exceptional standard
- First floor shower room & second floor bathroom
- Stunning attention to detailing throughout
- 0.5 Miles from the Elizabeth Line & overground
- Chain free

# Vansittart Road, Forest Gate

**\*SOLD BY PETTY SON & PRESTWICH\*** Petty Son & Prestwich are delighted to offer for sale this sensational, five-bedroom, turn-key, period home with a south-facing garden just 0.5 miles from the Elizabeth Line and Overground.



Council Tax Band: C



**\*SOLD BY PETTY SON & PRESTWICH\*** Positioned on a peaceful residential street lined with classic Victorian terraces, this beautifully refurbished and extended five-bedroom family home is ideally situated within one of East London's most exciting and evolving neighbourhoods. The property is perfectly placed just 0.5 miles from both the Elizabeth Line and Overground services, offering swift access into the City, West End and beyond. For green space, Wanstead Flats is a mere 0.2 miles on foot, ideal for weekend walks and family time outdoors. At the end of the road, you'll find the much-loved Arches development, home to a host of local favourites including the Wild Goose Bakery and Can Club. And for a proper local, look no further than The Holly Tree: a popular pub known for its cracking Sunday roasts and charming miniature railway for the kids. Behind its handsome London stock brick façade, accented with striking blue trim, double-glazed sash windows and stained-glass front door, this home offers an exceptional blend of period character and thoughtful modern design. The front garden is not only attractive but practical too, with exterior water and power points already in place. Step inside and you're greeted by full-height, built-in shaker-style shoe cupboards neatly tucked into the wall, setting the tone for the practical yet stylish design found throughout. Characterful touches abound, from exposed timber flooring and brickwork to period lighting, decorative mouldings, high skirting boards and traditional column radiators — all of which are carefully curated to create a sense of continuity and refined charm across each room. The front reception room is elegant yet cosy, while the rear of the home has been fully extended to offer a stunning open-plan kitchen and dining space. Here you'll find exposed brickwork, crittall-style bi-fold doors leading to the south-facing garden, and multiple lighting zones for added evening ambience. The kitchen itself is a true highlight, with handmade Zellige tiles, a feature island, large overhead skylight, recessed bins, double oven/grill, and space for a large fridge/freezer. Also on the ground floor, a separate utility room provides ample larder storage, sink, hanging rail for coats, space for laundry appliances and, opposite, a separate W.C. Upstairs, the first floor hosts three well-proportioned bedrooms, all capable of hosting the occasional double bed, served by a sensational

contemporary shower room. The second floor has been converted to provide two spacious bedrooms, complemented by a stunning family bathroom sporting striking designer finishes, including hand-painted encaustic floor tiles, a freestanding roll-top bath, and a large window that floods the space with natural light. To the rear, the south-facing garden has been thoughtfully landscaped with patio and lawn areas, mature flower beds, and a timber rear fence complete with a ledge for plant pots — perfect for adding seasonal colour! Offered to the market chain-free, this property benefits from resident permit parking available Monday to Saturday.

EPC Rating: E52  
Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £10.00 per person.

**Reception Room**  
18'9 x 13'6

**Dining Room / Kitchen**  
24'1 x 13'2

**Bedroom**  
13'6 x 11'2

**Bedroom**  
10'9 x 8'0

**Bedroom**  
8'7 x 8'6

**Bedroom**  
15'1 x 13'4

**Bedroom**  
15'8 x 8'3