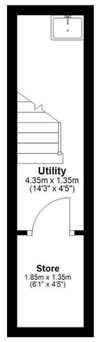
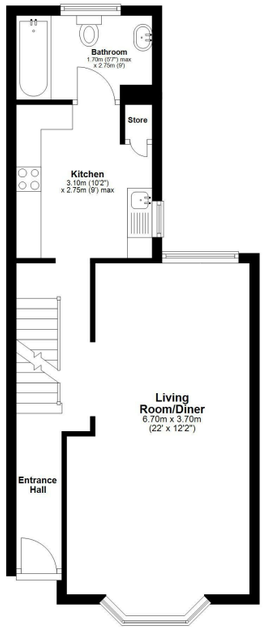
Basement

Approx. 8.5 sq. metres (91.6 sq. feet)



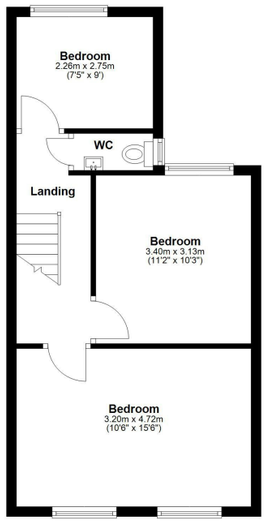
Ground Floor

Approx. 44.8 sq. metres (482.2 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.2 sq. feet)



Total area: approx. 93.7 sq. metres (1009.0 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Studley Road

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

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www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908

Studley Road, Forest Gate

Asking Price £550,000 Freehold

- Three bedrooms
- Downstairs bathroom
- Large lounge/diner
- 0.4 miles from Forest Gate Station
- Victorian house
- Upstairs W.C
- Decked rear garden

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

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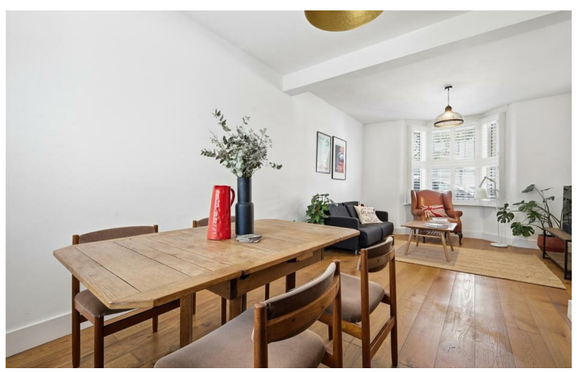
Studley Road, Forest Gate

Situated on a quiet, residential street and yet just a short walk from local shops and the vibrant high street, Studley Road offers an ideal balance of tranquillity and convenience.

3 2 1 D Council Tax Band: C



This beautifully presented three-bedroom Victorian home combines period charm with modern living, making it an excellent choice for families and professionals alike. The property is superbly connected, with Forest Gate Station just 0.4 miles away, providing swift access to Stratford, which is home to the Olympic Park and Westfield Stratford City. The line continues to Liverpool Street in around 12 minutes and forms part of the Elizabeth Line (Crossrail), offering excellent links across London. Upton Park Station is also just 0.7miles away, serving the District and Hammersmith & City lines.

Externally, the home showcases the classic character associated with Victorian properties, featuring attractive brickwork, striking double bay windows, a charming porch, and elegant wrought iron fencing, creating an impressive first impression. Inside, the spacious through lounge/dining room is beautifully finished with rich wood flooring, complemented by crisp white walls. The double-aspect layout, including the bay window, floods the space with natural light, while plantation shutters add a timeless and stylish touch throughout the home. The kitchen is both practical and stylish, offering an abundance of white cabinetry contrasted with sleek black worktops and a striking black-and-white mosaic floor, which continues seamlessly into the contemporary ground floor bathroom. The current owners have thoughtfully developed the basement, tiling the space to create excellent additional storage and a separate utility area, which is ideal for keeping appliances neatly tucked away.

EPC Rating: D60
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person

Living Room/Diner
21'12" x 12'2"

Kitchen
10'2" x 9'

Ground Floor Bathroom
5'7" x 9'

Utility
14'3" x 4'5"

Bedroom
10'6" x 15'6"

Bedroom
11'2" x 10'3"

Bedroom
7'5" x 9'