



0208 555 7218 **WILKINSON** 0208 555 7218
Estate Agents, Sales, Lettings & Property Management

May Issue **life**



Forest Gate Magazine

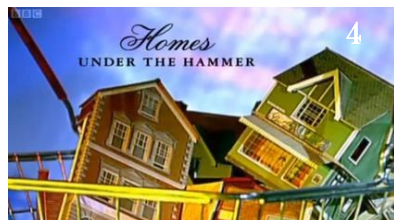


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MAY 2021



Where did the year go? The London market, which bounced back more strongly at the start of the year, has lagged the rest of the UK since lockdown. However, it is now building momentum of its own and average prices in prime London property markets grew by the most in five years in the month to August.



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Lorne Road, Forest Gate, E7

Asking Price £675,000

Nestled in the heart of the Forest Gate 'Village Area' is this truly unique new build family home. Imposingly set on Lorne Road this property has been built to an extremely high specification whilst working around the Victorian style of many other houses in the area. This family home boasts three stories of contemporary living accommodation with rooms flooded with natural light from the south facing garden. Comprising of: spacious through lounge with ample living and dining space, quality fitted kitchen, study/office, ground floor WC, three double bedrooms with one having the added benefit of an ensuite, first floor family bathroom, south facing rear garden. Lorne Road benefits from being within the catchment area for both Woodgrange Infant School and Godwin Junior School, a stones throw away from the vast green spaces of Wanstead Flats Common, a short walk from transport links such as Forest Gate (future Cross-rail) and Wanstead Park Train Stations, as well as being round the corner from an array of cafes and bars in the arches on Avenue Road. This property is also being sold with no ongoing chain.





William Sutton
Sales & Lettings Negotiator

Since deciding to embark on a career in estate agency, I have had a fantastic opportunity to broaden my knowledge. I have always been very fond of the daily interaction with clients and this job has allowed me to do so. I enjoy the character of Victorian properties and speaking about what Forest Gate has to offer.

Describe yourself in one word- Versatile

Favourite meal- Sushi

Favourite holiday destination -Majorca

Favourite sport- Boxing



Karen Grossman
Lettings Property Manager

As an East End girl, early memories of Forest Gate are; when visiting relatives, seeing cows on Wanstead Flats and the cows would sometimes stray and wander the streets. I started work as a Property Manager over 13 years ago, working for Estates Agents in and out of the area. It's great to be working back in Forest

Describe yourself in one word - Hardworking

Favourite meal - Roast Lamb

Favourite holiday destination - Portugal

Favourite sport - Football

INTRODUCING WINNER FOR E7



Wilkinson Estate Agents have just won The British Property Award for E7.

Their team performed outstandingly throughout the extensive judging period, which focused on customer service levels.

Wilkinson Estate Agents have now been shortlisted for a number of national awards which will be announced later in the year.

The British Property Awards provide agents throughout the UK with an invaluable opportunity to compare the service that they provide against the service provided by their local, regional and national competition.

Agents who go that extra mile and provide outstanding levels of customer service are rewarded with our accolade, which acts as a beacon to highlight these attributes to their local marketplace.

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**BRITISH
PROPERTY
AWARDS**

2019



GOLD WINNER

**ESTATE AGENT
IN E7**

THE BRITISH PROPERTY AWARDS are one of the most inclusive estate agency awards providers as they do not charge to enter. This has enabled their award to be structured in a manner that ensures maximum participation, on average judging over 90% of agents that meet their minimum criteria on a local level.

The team personally mystery shops every estate agent against a set of 25 criteria to obtain a balanced overview of their customer service levels. The judging criteria is both comprehensive and detailed exploring different mediums, scenarios and time periods to ensure that agents have been rigorously and fairly judged.

Robert McLean from The British Property Awards said "Our awards has been specifically designed to be attainable to all agents, removing common barriers to entry, such as cost, to ensure that we have the most inclusive awards. Our award has also been designed to remove any opportunity for bias or manipulation. If an agent has been attributed with one of our awards, it is simply down to the fantastic customer service levels that they have demonstrated across a prolonged period of time. Winning agents should be proud that their customer service levels provide a benchmark for their local, regional and national competition".



**INDEPENDENTLY
JUDGED**



OVER 25 CRITERIA



**JUDGING YOUR
LOCAL MARKET**



14 Thorpe Road, Forest Gate, London, E7

Asking Price £1450pcm

Conveniently located in the ever-popular 'Lanes Area' of Forest Gate is Victorian terraced family home. Comprising of: large through lounge, quality fitted kitchen, fitted bathroom, two double bedrooms and a 25ft rear garden. Thorpe Road benefits from being within close proximity to the green open spaces of Wanstead Flats Common, only a short walk away from transport links such as Forest Gate (future Cross-rail) and Wanstead Park train stations, as well as being within close proximity to many greats cafes, bars and restaurants in the railway arches of Winchelsea Road.

Available immediately.

-Sole Agents-

16 | Lettings Home Of The Month



Eve Trayler-Wilkinson

Four generations of my family were all born in Forest Gate and I hold the area very close to my heart. Having been an estate agent for over 35 years, I have a wealth of local knowledge about Forest Gate and the surrounding areas, the properties and most importantly the people.

Describe yourself in one word - Unique

Favourite meal - Pie & Mash

Favourite holiday destination - Spain

Favourite sport - Golf



Jake Everett
Manager

Since joining Wilkinson Estate Agents at the beginning of the year 2014, I have had a fantastic opportunity to learn about the ever changing community in Forest Gate. It has been great to gain knowledge of clients who are either looking to buy or sell in the local area.

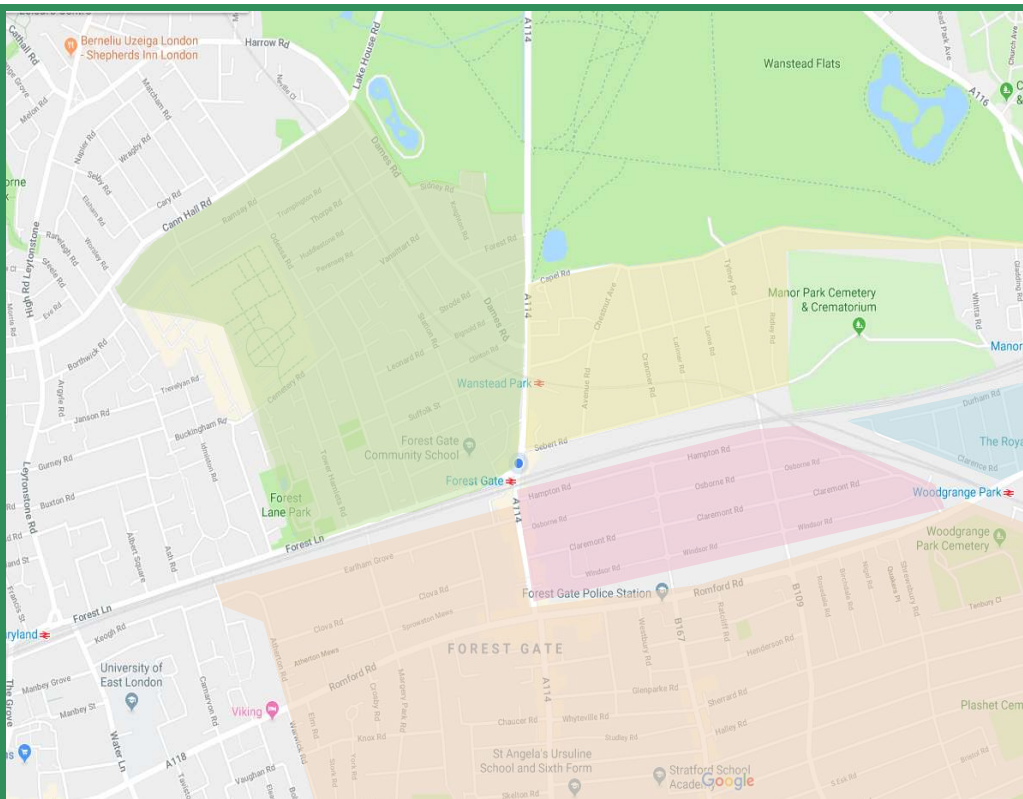
Describe yourself in one word - Respectable

Favourite meal - Roast Dinner

Favourite holiday destination - Las Vegas

Favourite sport -Football

1 | Meet Our Team



- Village Area
- South Forest Gate
- Conservation Area
- The Lanes
- Manor

Our take on the Forest Gate area guide.

Each area has a name originally thought up by our very own Eve. She also gave names to 'Big and Little Chestnut Avenue' and has added the 'Common' on the end of Wanstead Flats. Properties in each individual area are very different to each other, if you have any questions on this please feel free to discuss with a staff member.



In Memory Of Billy

2009 - 2021

Gone but not forgotten, yesterday our beautiful office dog Billy unfortunately passed away.

For those that do not know she played a huge part in the Wilkinson Estate Agents team for the past thirteen years welcoming all the local adults and children to Forest Gate. She was renowned and recognised for being in the window waving and always being so friendly and changing opinions of those that lived in fear of dogs because of her gentle nature.

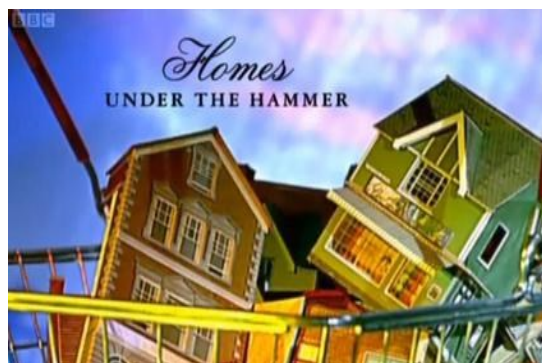
Billy was not just a pet or mascot she was family and will be missed dearly,
we love you lots x





Eve was recently on the ever popular BBC T.V program Homes Under The Hammer appraising a three bedroom terrace house situated on Odessa Road in the Lanes Area of Forest Gate. (Keep your eyes peeled as we're always invited to take part).

This property had many benefits which include: being within walking distance to both Forest Gate (future Cross-Rail) and Wanstead Park Train Stations, having the green open spaces of Wanstead Flats Common within a short walking distance, and having a fantastic amount of amenities close by such as cafes, bars and restaurants within the rail arch's on Winchelsea Road.



With most of the property in the area built in the Victorian era Forest Gate has a charm that is unsurpassed east of the Thames. Originally the way in to Epping Forest, a gate was placed to stop cattle roaming into residential areas and Forest Gate was born.

Part of the original forest area is still a large green recreation space, protected by law from development, called Wanstead Flats, and is hugely enjoyed by locals for sports, events and picnics alike. A genuine community has built up around good Ofsted rated schools, great coffee shops, local traders markets and events of all kinds such as the annual Forest Gate festival and gay pride.

At the heart of Forest Gates' commercial area we are actively involved in our community in more ways than one. Around the Christmas period we can be caught donning elves outfits as part of our ongoing sponsorship of local school events. We are genuinely part of this community ourselves, not only are we estate agents but we live here as well and take pride in our area. With only a short journey to Westfield Shopping Centre in Stratford, and a hop, skip and a jump to reach the 2012 Olympic Park, Forest Gate in Newham is now a highly sought after area in the East End of London.





Nobody can claim that 2020/2021 hasn't been a year of surprises, among which has been the unexpected resilience of the UK property market – famously averse to uncertainty – to the devastating shocks of the coronavirus pandemic.

Buoyed by Rishi Sunak's stamp duty holiday, which means buyers can save up to £15,000 if they manage to complete before the end of June 2021, people have been going absolutely mad to purchase a property prior to the deadline. (Not yet confirmed).

How will London buyers fare in 2021?

The group expected to be most affected by job losses once the furlough scheme ends are first-time buyers who, until the pandemic hit, made up the bulk (52 per cent) of the UK property market. With no equity in an existing home to fall back on and raising a deposit from scratch a struggle, especially in expensive London where the average first-time buyer deposit is an eye-watering £109,000, many first-time buyers have now found themselves locked out of the mortgage market as well. Boris promises return of low deposit first-time buyer mortgages at the start of this year, mortgages for buyers with a 10 per cent deposit were historically cheap, plentiful and easy to come by, but economic uncertainty now means lenders are no longer willing to offer mortgages to anyone with less than a 15 per cent deposit. Meanwhile the surge in pent-up demand over the summer has overwhelmed banks' processing capacity, meaning they have pushed up interest rates for borrowers with lower deposits in an attempt to stem demand. Buyers who had been hesitating and waiting for the greater political certainty following the election outcome may be paying a higher price, but they can now jump into the winter market with renewed confidence in the hope of securing something prior to the completion of the much anticipated cross-rail station.



Eve and Jake were invited to the EastEnders set 'The Square' to give them our professional advice on the property market. They both had to value the surrounding properties on the BBC set, whilst doing so they got the opportunity meet some of the actors and actresses and even the bulldog Lady Di, lucky them.

EastEnders is a great soap on BBC one about the everyday lives of working-class inhabitants of Albert Square, a traditional Victorian square of terrace houses surrounding a park in the East End of London's Walford borough. The square includes the Queen Vic pub and a street market.





Why settle for an ordinary home when you can live in a beautiful Victorian property with character?

Victorian properties will never go out of fashion. At least that's what we say — one is minded to agree simply because there are so many of them. With their bay and sash windows, intricate cornicing bordering high ceilings, ornate fireplaces in every room, patterned tiles and stained glass, it's hardly surprising. A Victorian house has compelling features on the outside as well as inside. Striking brickwork, date stones above the door and decorated roof edging with ridge tiles or even ornaments marking the work of Victorian architects.

The best way to describe Forest Gate is by saying that it has the 'Good Morning factor'. With all the great schools, markets, shops and new coffee shops opening, Forest Gate is one place in London that has a real community feel to it. With Crossrail due in late 2022 Forest Gate is fast becoming one of the most popular area's in East London.



Every Saturday for lunch some of us at Wilkinson have Querky Café. Food is always fresh, well prepositioned and reasonably priced, milkshakes are absolutely delicious.

We highly recommend Otto which is one of the few gems in Wanstead with excellent and friendly customer service, food and ambience! The food itself was super tasty and fresh, the drinks menu had a wide selection of traditional alcoholic beverages and cocktails which we of course sampled.





It all began with our friends at the LGBT Forest Gate organizing Forest Gaytes first gay pride back in 2017, the day was a massive success with people from all different parts of London flooding our great community. We thank everyone who turned up and celebrated this great event in which we proudly sponsor year in and out. Eve said “It has been a long time coming and we look forward to every year”.

We go the extra mile to getting the office looking fabulous as you can see.



Our yearly tradition is for the staff of Wilkinson to dress for the occasion to assist Woodgrange school’s winter party, Geoff from Number 8 dressed as Santa Claus below. It’s always great fun and we we’re so gutted to miss out in 2020!

Word on the street is some years you can catch Eve, Jake, Will and Karen dressed as elf’s mid December in Sebert Road.

Number 8 A beautiful emporium style shop, offering original antiques, run by the lovely Jeff and Andie.

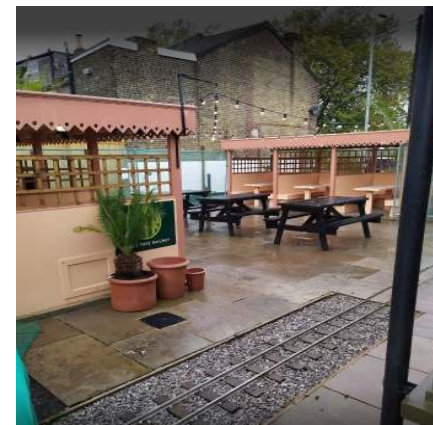
We’d recommend you popping in to have a chat or picking up some matching décor for your Victorian property.



Querky Café opposite Forest Gate future CrossRail station, amazing small café with friendly staff and reasonably price food and drinks, the southern fried chicken wrap is delicious and a favourite at Wilkinson amongst the staff.



The Holly Tree Recently restored with original Victorian features such as a beautiful fireplace and hard wood flooring and boasting a terrific range of locally brewed beers and cider traditional pub food and fantastic garden with heated booths. Who can forget the railway line!



Tracks

Nice cosy place, friendly staff nice fantastic atmosphere and reasonable prices exceptional food and alcoholic beverage's available.



Cups & Jars Friendly local shop, with a lovely variety of food available. You can buy the amount you need with reusable containers, and enjoy coffee and cake whilst you're there.



Tromsø E7 An great little café with a regularly changing Scandinavian menu, not forgetting their renowned cinnamon buns that are 10/10!

8 | Local Amenities



Pretty Decent Beer Co An independent microbrewery and taproom, beer is excellent and is served by knowledgeable brewer.



Wild Goose Bakery - Forest Gate Arches

"Wild Goose Arches is such a great addition to the neighbourhood. Not only does it serve excellent coffee and sweet/savoury pasties and cakes, it is a very welcoming and child friendly place." **Review Courtesy of Google**



Forest Tavern

Vintage decor, traditional gastropub. Very relaxing, cozy atmosphere. Restaurant area serves delicious food, and garden at the rear is perfect to enjoy a drink in the sun.



9 | Local Amenities

