



16 Belton Road London, E7 9PF Offers in excess of £475,000

Set on a peaceful residential street in the heart of Forest Gate south, this charming two-bedroom Victorian family home.

Upon entry, you are greeted by a welcoming hallway leading to a beautifully finished reception room, complete with ceiling rose, dado rail, and a large double-glazed bay window. The dining room follows the same tasteful décor and opens into a modern kitchen and family bathroom.

The bathroom is finished to a high standard, featuring Victorian styled flooring, part-tiled walls, a vanity wash basin, W/C and panelled bath with waterfall shower feature. The kitchen includes wooden eye and base units, stylish worktops, oven with gas hob and extractor, integrated fridge freezer, and access to the private rear garden. Outside, the 25ft garden boasts a decked entertaining area, laid lawn and access to a brick-built garden office, offering versatile use. It benefits from wired electricity, a large window, and a skylight that allows for an abundance of natural light.

Upstairs, you'll find two generous double bedrooms, both filled with natural light and plenty of space for wardrobes and additional storage and fixtures.

Belton Road is ideally located with excellent access to a wide range of local amenities and superb transport connections. Upton Park Underground Station (District and Hammersmith & City lines) and Forest Gate Station (Elizabeth Line) are both within easy reach, offering fast and convenient links to the City, Canary Wharf and Central London. Regular bus services along nearby Plashet Road also provide direct routes to Stratford International, Westfield Shopping Centre, and beyond. The neighbourhood is rich in character, featuring a variety of independent cafés, restaurants, and local shops. Green spaces such as West Ham Park and the expansive Wanstead Flats Common are just a short stroll away, offering the perfect escape for outdoor leisure, exercise, and family outings.

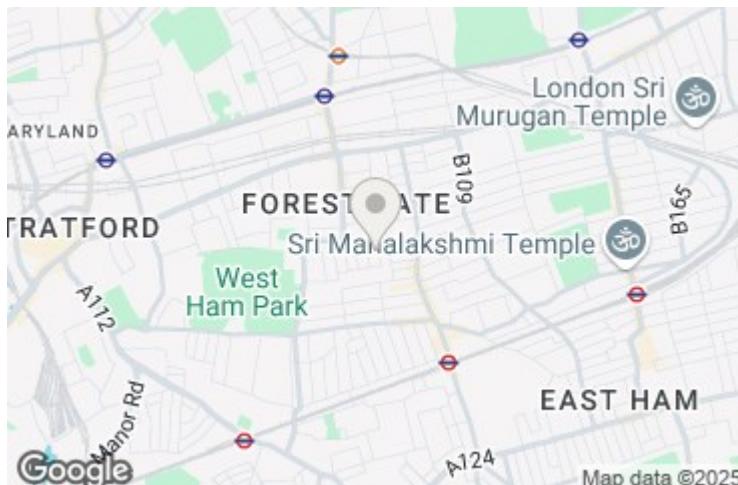
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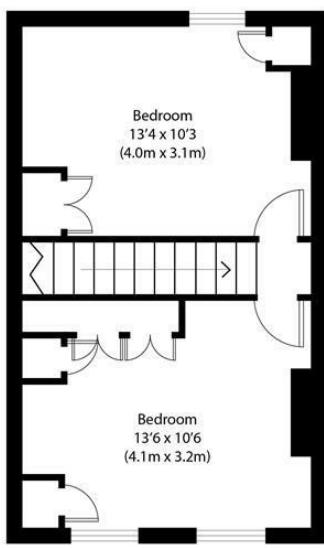
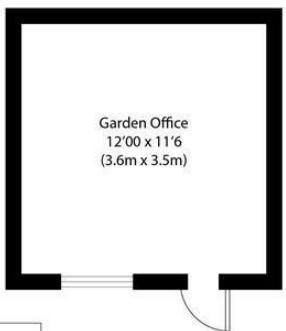
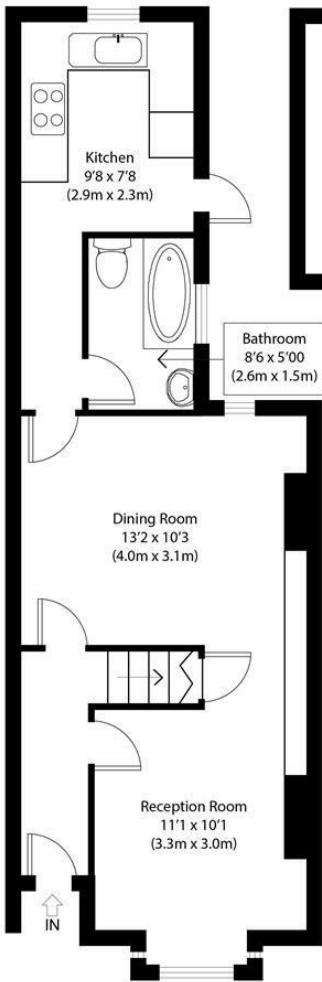
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		





Approximate Gross Internal Area
Main House 850 sq ft (79 sq m)
Outbuilding 140 sq ft (13 sq m)
Total 990 sq ft (92 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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