

# WILKINSON

Estate Agents, Sales, Lettings & Property Management



**127 Capel Road**

**London, E7 0JT**

**Offers in excess of £1,100,000**

Situated on the ever sought-after Capel Road, opposite the picturesque Wanstead Flats common, is this beautifully presented family home that has been renovated to an exceptionally high and tasteful standard.

The exterior of the property is striking, featuring recently cleaned brickwork, restored Victorian tiled flooring leading to the front door, and elegant iron fencing that proudly showcases the character of the home.

Upon entering, you're welcomed by a wide hallway that retains its original Victorian charm, complete with wall panelling, original cornicing, and polished hardwood flooring. Its generous width provides access to all ground-floor rooms and the staircase leading to the first floor. The through-lounge continues the refined aesthetic, featuring original hardwood floors, restored Victorian fireplaces, and newly installed double-glazed sash windows that allow natural light to flood the space. Painted panelling and decorative cornicing enhance the grandeur of the room, which offers ample space for versatile family living. French doors provide access to the rear side return and garden.

Steps lead down to a reconfigured cellar with exposed brickwork, now a functional and adaptable space, ideal as a playroom, home office, or gym. The area has been tanked and painted, making it a usable and practical addition to the home. A conveniently located W/C in the hallway features original Victorian tiles discovered in the cellar, now thoughtfully integrated around the washbasin. The design and colour scheme of the space are inspired by this unique historical feature.



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The kitchen has been finished to an exceptional standard, boasting an exposed brick wall, original polished hardwood flooring, and dual-aspect double-glazed sash windows that bathe the room in light from its south-facing orientation. Matte navy wall units are paired with quartz worktops, a butler sink, and integrated branded appliances including a dishwasher, fridge-freezer, oven, and gas hob. French doors open directly to the beautifully landscaped rear garden.

The 40-foot south-facing garden has been professionally landscaped to include natural sandstone paving, ideal for outdoor dining and entertaining, a lawn area, mature shrubs, and full fencing for privacy. Its peaceful position on Capel Road also benefits from a natural setting with local wildlife frequently spotted nearby.

Upstairs, the first-floor landing continues the home’s stylish design, with exposed brickwork, original hardwood flooring, and Victorian-style panelling. The master bedroom is spacious and elegant, featuring a large bay sash window with stunning views over Wanstead Flats, cornicing, fitted wardrobes, and plenty of space for furnishings. The second bedroom also offers generous proportions, fitted storage, and decorative ceiling features. To the rear of the property is a luxurious family bathroom, completed to an extremely high standard with Victorian-inspired flooring and fittings. It includes a freestanding bath with a shower attachment, a walk-in shower cubicle, and double-glazed sash windows to the side. There are two further bedrooms at the rear of the home. One is a versatile single room, ideal as a nursery, study, or home office. The other is a double bedroom with an exposed brick feature wall and views over the landscaped garden.

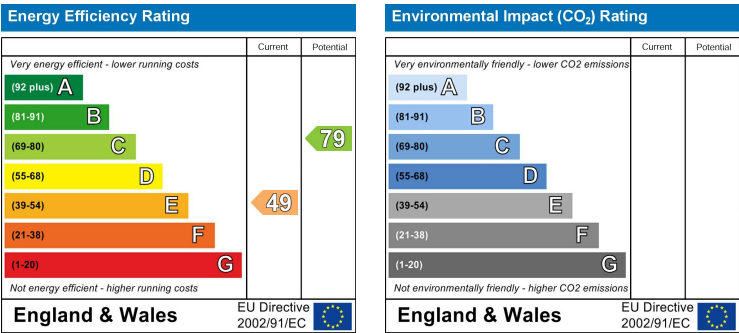
Capel Road is ideally located close to Forest Gate and Manor Park stations, both on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes. Wanstead Park Overground is also nearby. The area is well-served by an array of vibrant cafes, restaurants, and local amenities. Popular spots include the Wild Goose Bakery, E7 Movement fitness studio, The Can Club children’s café and playzone, Fiore’s Italian eatery, Pretty Decent Beer Co., and the award-winning Holly Tree pub — named one of Time Out’s Top 50 London pubs.

This home is a true masterpiece, showcasing exceptional attention to detail and high-quality finishes throughout. The décor and renovations have been thoughtfully curated, with paint colour schemes coordinated by Farrow & Ball. The photos simply don’t do it justice, viewing is highly recommended to fully appreciate all it has to offer.

Viewings will take place on Saturday 9th August 2025. Please call to arrange your appointment.

Property Disclaimer

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Approximate Gross Internal Area  
1490 sq ft (138 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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