



**110 Ridley Road  
London, E7 0LX  
Offers in excess of £625,000**

Situated in the desirable Village area of Forest Gate, this charming brick-fronted Victorian family home presents the perfect opportunity for a buyer to put their own stamp on a property.

Upon entering, the hallway leads into a spacious through lounge, featuring a bay window that floods the room with natural light. French doors to the rear open onto the garden, creating a versatile space ideal for both living and dining areas. The kitchen has been extended and benefits from a rear window, French doors opening onto the garden, and a skylight that maximises natural light. It is fitted with sleek eye- and base-level cabinetry, an induction hob, freestanding washing machine, and integrated fridge-freezer. The rear garden measures approximately 45'0 with an east-facing aspect, featuring a central paved area, a lawn to one side, and a low-maintenance layout. The garden also includes a storage shed at the rear.

Upstairs, the first floor offers two spacious double bedrooms, both filled with natural light, alongside a well-appointed family bathroom.

Ridley Road benefits from excellent transport links, with Forest Gate station on the Elizabeth Line providing swift connections to Liverpool Street in as little as 14 minutes. Wanstead Park Overground is also nearby, offering further travel options across East London. The area itself is vibrant and well-served by an array of independent cafés, restaurants, and local favorites, including The Wild Goose Bakery, E7 Movement fitness studio, Bloom Café, The Can Club family-friendly café and play zone, Quirky Café, Fiore's Italian eatery, Cups and Jars, newcomer Tipi Coffee Co., Pretty Decent Beer Co., Forest Gate Tavern, and the award-winning Holly Tree pub — named one of Time Out's Top 50 London pubs. The property is also within the catchment for the highly regarded Godwin Junior School and Woodgrange Infant School, which are both Ofsted-rated Good.

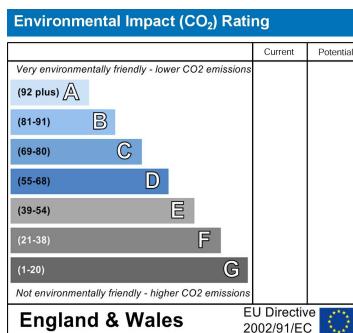
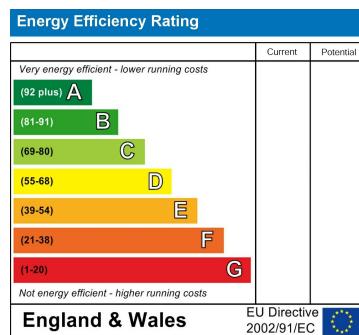


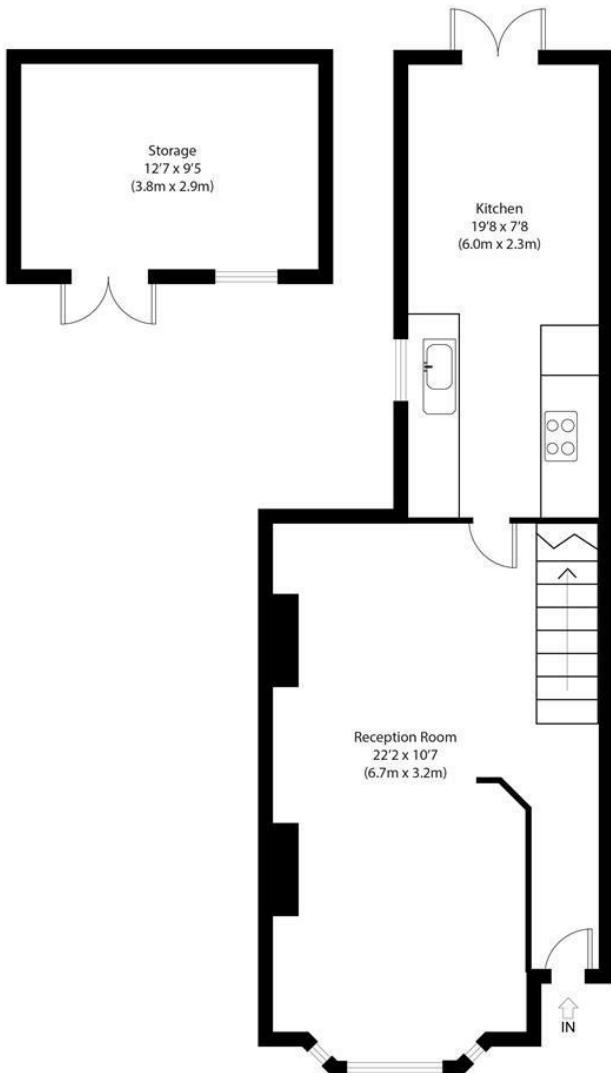
Viewings will be taking place on Saturday 11th October 2025.

## Property Disclaimer

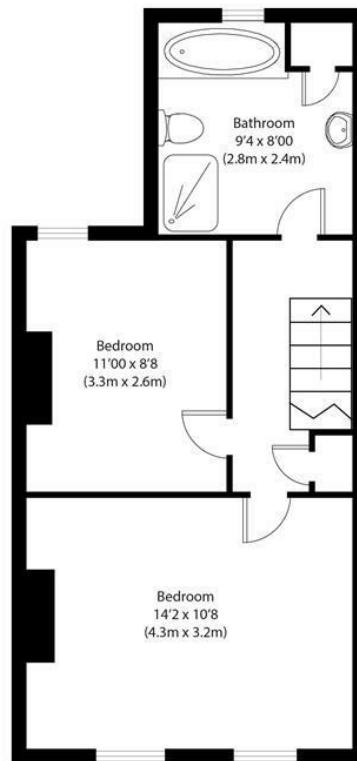
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Ground Floor



First Floor

Approximate Gross Internal Area  
Main House 925 sq ft (86 sq m)  
Outbuilding 110 sq ft (10 sq m)  
Total 1035 sq ft (96 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

