



157 Neville Road, London

E7 9QS

Offers in excess of £525,000

Situated in Forest Gate South, this well-presented family home offers versatile living space and modern finishes throughout.

Entering through the front door, you are welcomed into a hallway providing access to all ground-floor rooms. At the front is a living room with a bay window, allowing plenty of natural light. The second reception room is currently used as a bedroom but is versatile to suit family needs and could be opened up to create a through lounge, providing ample living and dining space. To the rear is the kitchen, fitted with white cabinetry at eye and base level, an oven with gas hob, and doors giving access to both the bathroom and utility space. The bathroom is finished to a high standard, with sleek tiling on the floors and walls, a panelled bath with shower attachment, a vanity hand wash basin, and W/C. The utility space incorporates additional cabinetry, ideal for appliances, and a door leading to the rear garden. The garden extends to approximately 40' in length, with a paved area, lawn, and a storage shed.

Upstairs, there are three well-proportioned double bedrooms, each filled with natural light and finished to a good standard. Additionally, the loft space could potentially be converted into a further bedroom with an ensuite, subject to planning permission.



Neville Road benefits from its proximity to Forest Gate station on the Elizabeth Line, offering fast connections to Liverpool Street in as little as 14 minutes, with Wanstead Park Overground also nearby, expanding travel options across East London. The area is vibrant and well-served by a variety of independent cafes, restaurants, and local favourites including The Wild Goose Bakery, E7 Movement fitness studio, Bloom Cafe, The Can Club family-friendly café and play zone, Quirky Cafe, Fiore's Italian eatery, Cups and Jars, new addition 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 Elmhurst Primary School, which is Ofsted-rated Outstanding.

Property Disclaimer

THE PROPERTY MISDESCRIPTION ACT 1991

Whilst Wilkinson Estate Agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services so we cannot verify that they are connected, in working order or fit for the purpose. Photographs are for illustration only and may depict items not included in the sale of the property. Floor plans and measurements should not be relied upon for the purchase of carpets and any other fittings. Neither have we had a sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. A Buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(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	

