



**29 Belton Road
London, E7 9PF
Offers in excess of £500,000**

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

Upon entry, the enclosed porch leads into a spacious through-lounge with hardwood flooring, offering ample living and dining space.

French doors to the rear open seamlessly into the kitchen, creating an open plan environment. The kitchen is generously sized with versatile space ideal for dining. It features sleek cabinetry at eye and base level, a mix of freestanding and integrated appliances, and a rear door providing access to the garden. The garden extends to approximately 30ft, is paved for easy maintenance, and provides an ideal setting for outdoor dining and relaxation.

Ascending to the first floor, the landing gives access to two double bedrooms and a further single bedroom, all well finished and filled with natural light. The family bathroom has been completed to a good standard with tiled walls and flooring, a panelled bath with shower attachment, low-level W/C and hand wash basin. Additional stairs lead up to a versatile loft room, offering further potential for a home office, playroom or guest space.

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.

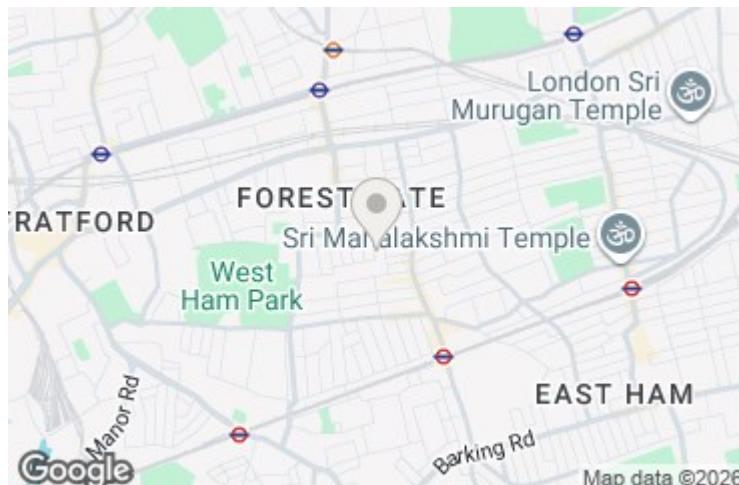
Property Disclaimer

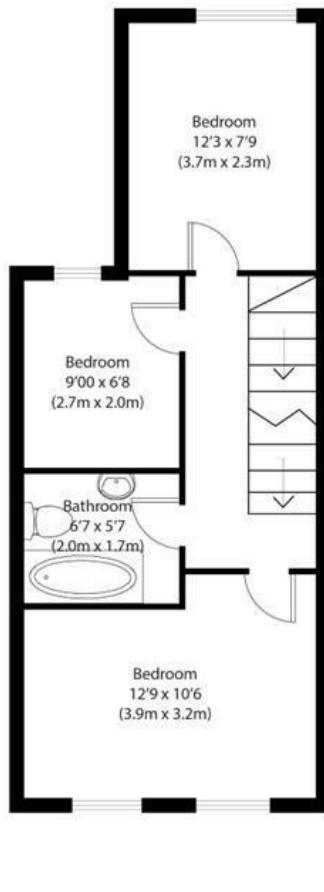
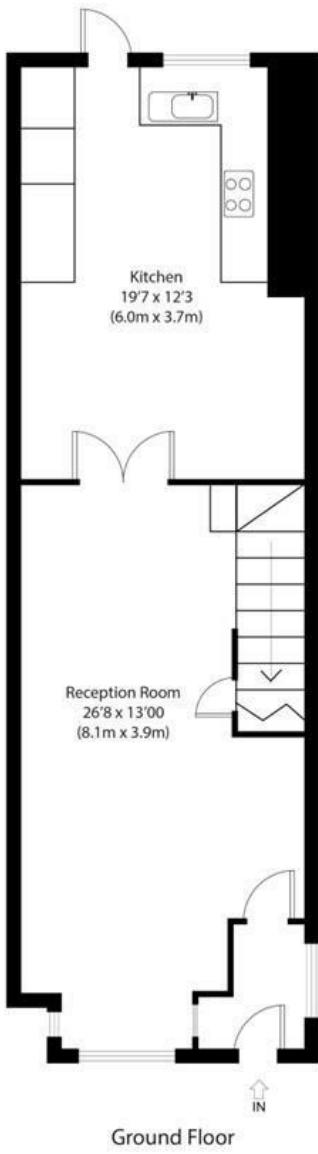
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 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 1090 sq ft (101 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.

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