



**154 Odessa Road  
London, E7 9DU  
Offers in excess of £550,000**

Situated in the sought-after Lanes area of Forest Gate sits this mid-terraced Victorian home.

Upon entry, the hallway provides access to all ground-floor rooms as well as stairs leading to the first floor. The front reception room features a neutral whitewashed décor and a large bay window, allowing an abundance of natural light to fill the space. Further along the hallway is the fitted bathroom, comprising a panelled bath with shower attachment, WC, hand wash basin and an opaque rear-facing window. To the rear, the kitchen benefits from dual-aspect windows, creating a bright and airy environment. It is fitted with a range of eye and base-level cabinetry, an oven with electric hob, ample space for dining and a side door providing access to the rear garden. The rear garden extends to approximately 54 feet in length and offers excellent potential for keen gardeners. Currently a blank canvas, it features mature shrubs, a storage shed and fenced boundaries.

The first-floor landing leads to two generous double bedrooms, both enjoying plentiful natural light and offering ample space for wardrobes and additional furnishings. The property further benefits from being offered for sale with no onward chain.

Odessa Road is conveniently located near numerous amenities, including Forest Gate's Elizabeth Line (offering access to Liverpool Street in just 14 minutes) and Wanstead Park train stations. The area boasts excellent transport links and a vibrant array of cafes, bars, restaurants, and community hubs. Highlights include the Wild Goose Bakery for fresh bread and pastries, E7 Movement for yoga and fitness classes, and the Can Club kids' playzone and café. Additionally, Pretty Decent Beer Co., Fiore's delicious pasta and pizza, and The Holly Tree, named one of the 50 best pubs in London by Time Out, are all just a short walk away. The large green expanse of Wanstead Flats is also nearby, providing a perfect retreat for outdoor activities.

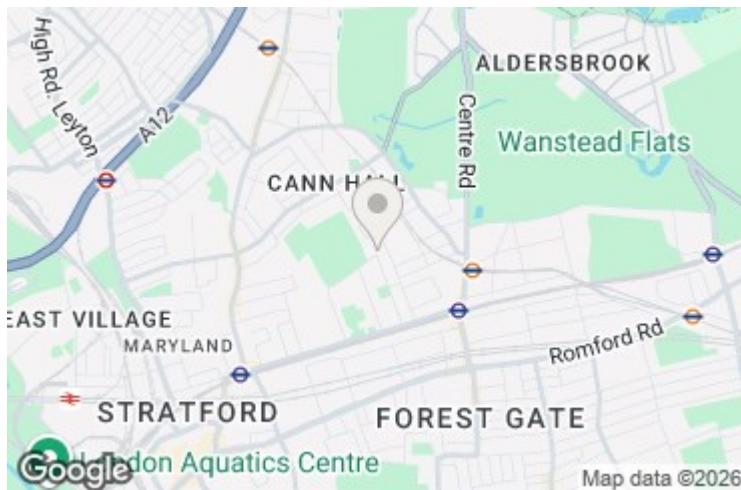
### Property Disclaimer

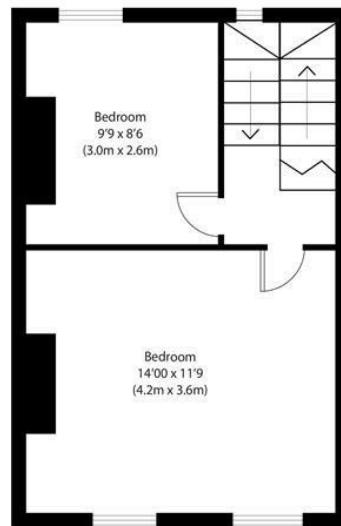
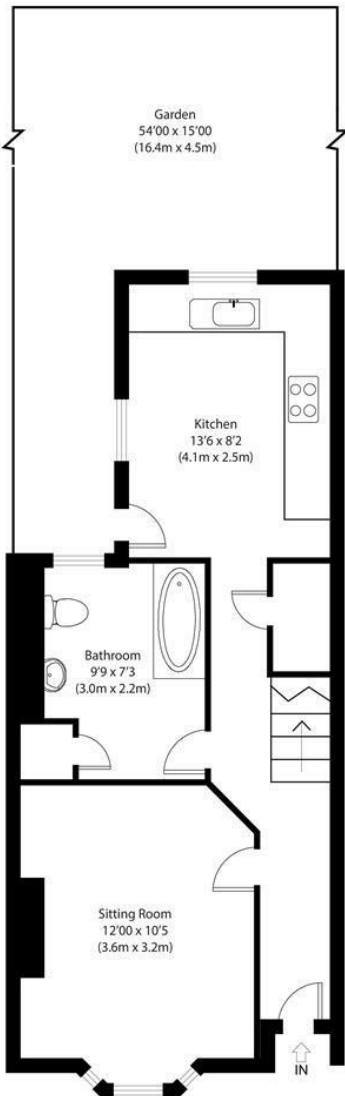
THE PROPERTY MISDESCRIPTION ACT 1991

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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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		





## Approximate Gross Internal Area 725 sq ft (67 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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