

WILKINSON

Estate Agents, Sales, Lettings & Property Management



48 Ridley Road London, E7 0LT

Offers in excess of £625,000

Situated on a tree-lined residential street in the ever sought-after 'Village Area' of Forest Gate is this beautifully presented two-bedroom Victorian terraced house.

On the ground floor, you are welcomed with a bright and airy through lounge featuring a double-glazed bay window to the front and double-glazed French doors leading out to the courtyard, hardwood flooring throughout and a feature chimney breast with cast iron gas stove. To the rear of the property, you'll find a beautifully finished fitted kitchen with double-glazed windows looking out to the courtyard, skylights allowing lots of natural light throughout and substantial dining space. You will also find a luxuriously fitted bathroom along with double-glazed French doors leading out to an 80ft East-facing rear garden. The first section of the garden has a patio with raised flower borders and the second section of the garden comprises of laid lawn. An additional patio area with access to your own summer house with lighting and heating is found at the rear.

On the first floor, you'll find a double-glazed window to the rear, two double bedrooms, featuring natural light throughout and loft space with the potential to extend.

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Ridley 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, The Can Club family-friendly café and play zone, Fiore's Italian eatery, new addition Tipi Coffee Co., Pretty Decent Beer Co., and the award-winning Holly Tree pub, named one of Time Out's Top 50 London pubs. The property also benefits from being within the catchment area for the highly regarded Woodgrange Infant School, rated Good by Ofsted, and Godwin Junior School, which holds an Outstanding rating.

Viewings will be taking place on Saturday 25th April 2026, please call to arrange an appointment.

Ground Floor

Hallway

Open Plan Living Room

25'9" x 10'5" (7.85m x 3.18m)

Fitted Kitchen Area

26'6" x 7'8" (8.08m x 2.34m)

Dining Area

Fitted Bathroom/WC

8'10 x 4'11 (2.69m x 1.50m)

First Floor

Landing

Bedroom One

13'10" x 12'9" (4.22m x 3.89m)

Bedroom Two

10'11" x 8'7" (3.33m x 2.62m)

Exterior

Rear Garden

approximately 79'11" (approximately 24.36m)

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.



