

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	

DAMES ROAD, LONDON

Offers In Excess Of £730,000 Freehold 3 Bed House



Features:

- Three Double Bedroom House
- Large Kitchen with Dining Room
- Three Double Bedrooms
- Basement
- Utility
- Moments to Forest Gate Station
- Close to Wanstead Flats

A bright and smartly appointed three bedroom family terrace, with a vast wealth of sociable space, large courtyard garden and cellar. You're handily placed, mere moments from Forest Gate station and the open greenery of Wanstead Flats.

As well as that handy storage cellar, you also have a bright, utility space in your side return, and even an extra shower room at the end of your courtyard garden.

REQUEST A VIEWING
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E11, E7, E12 & E15
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E4 & N17
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E17 & E10
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0203 397 9797

E18 & IG8
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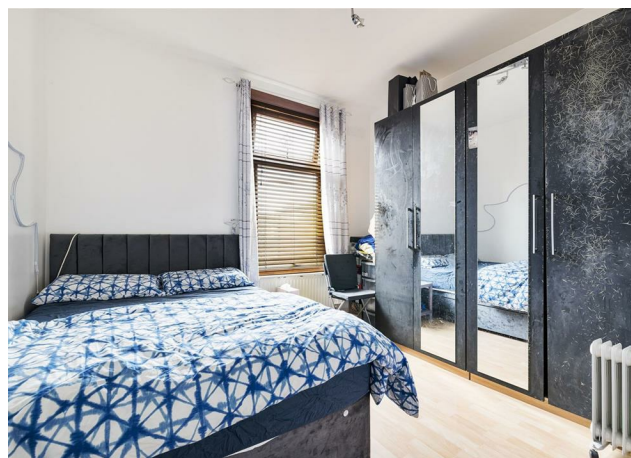
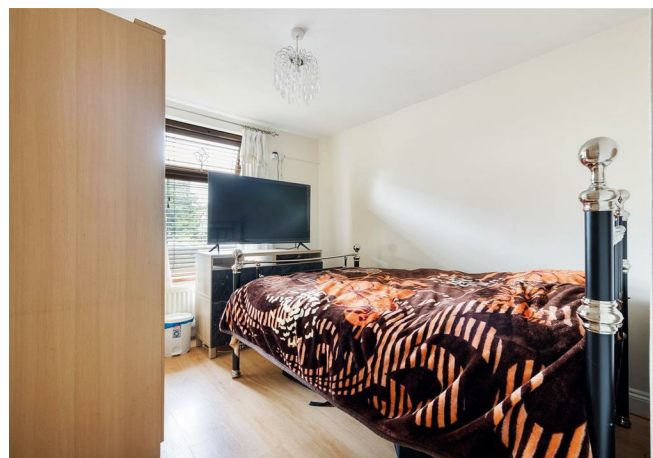
E8, E9, E5, N16, E3 & E2
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IF YOU LIVED HERE...

You'll have a shade under 1500 square feet to stretch out in, with your twentyfour foot through lounge make for an especially warm welcome. Ornately appointed with original ceiling roses, classic wallpaper up to the cornicing, and blonde engineered hardwood underfoot, this is a superb hosting space. Moving towards the rear you have a second, bay windowed reception space. The ideal dedicated dining room.

There's plenty of space for dining in your kitchen too - an easy 200 square feet with glossy marbled tilework underfoot and a sizeable suite of white cabinets below dark quartz effect worktops. Step out from here to the lengthy, low-maintenance courtyard garden, with patchwork pastel flagstones underfoot. Upstairs and all three bedrooms are substantial doubles, ranging from 100 to 180 square feet, while your family bathroom is smartly, smokily tiled from floor to ceiling.

Outside and, as noted, Forest Gate station is right on your doorstep, just five minutes on foot for the speedy new Elizabeth line and direct fourteen minute connections to Liverpool Street,

and a door to door City commute of well under half an hour. Heading to the West End? Tottenham Court Road is just six minutes further. If you're staying local then just a five minute stroll in the opposite direction will bring you to the railway arches of Winchelsea Road, the heart of a thriving collection of independent cafes, taprooms and restaurants.

WHAT ELSE?

- The endless open greenery of Wanstead Flats is just three minutes from your new front door. Once the favoured playground of Tudor Kings and Queens and still some of the wildest, wide open greenery for miles around. You'll forget you're in London.
- Local schools are chiefly excellent, with nine 'Outstanding' rated primaries and secondaries all within an easy twenty minute walk. The 'Outstanding' Forest Gate Community School is less than five minutes on foot.
- The Forest Tavern, next to the station, is a fine choice for a new local. A proper independent pub and far more than just a stopping off point, despite being handily sat next to the station. Great Sunday lunches and a lovely beer garden set it apart.



A WORD FROM THE OWNER...

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Reception Room
12'5" x 23'11"

Shower Room
4'6" x 5'3"

Reception Room
9'3" x 14'8"

Bedroom
16'1" x 11'6"

Utility Room
5'10" x 14'2"

Bedroom
10'9" x 11'3"

Kitchen
8'11" x 22'6"

Bathroom
5'11" x 11'0"

Cellar
5'1" x 20'7"

Bedroom
9'5" x 10'1"



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