

## DAMES ROAD, LONDON

£1,450  
 1 Bed Flat

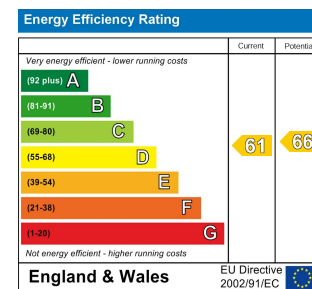
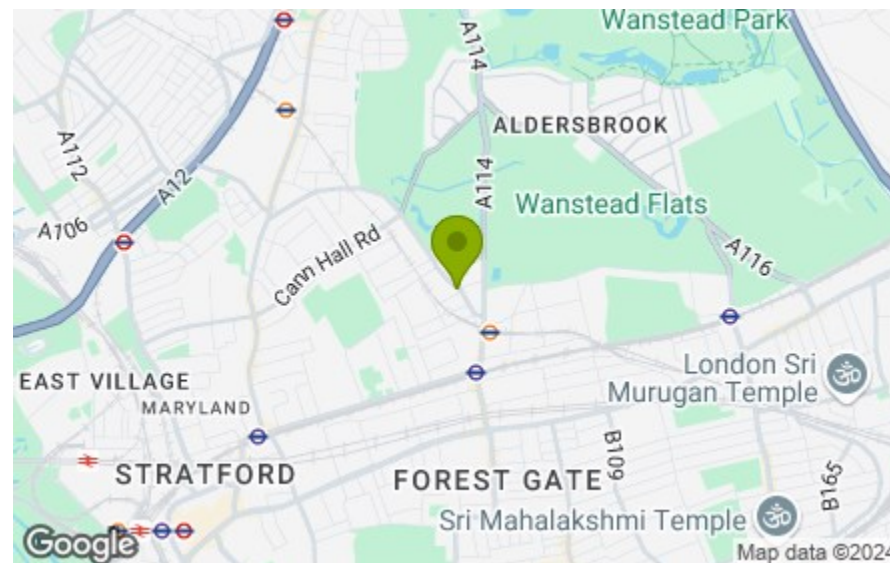


### Features:

- One Bedroom
- First Floor Flat
- Separate Kitchen
- Newly Refurbished
- Moments Away from Winchelsea Road
- Walking Distance to Forest Gate Station
- Seconds Away from Wanstead Flats
- 12 Months Tenancy +
- Permit Only Parking
- Holding Deposit: equivalent to one week's rent capped at £400

An exceptional one bedroom apartment within a classic Victorian terrace conversion moments from Wanstead Flats. Newly refurbished to a very high standard, it's perfectly placed for commuters being a short walk from Forest Gate Station.

The friendly community of Forest Gate will introduce you to cuisine from all over the world. While the area feels far from the city's hustle and bustle, the nearby Elizabeth Line puts central London within easy reach.



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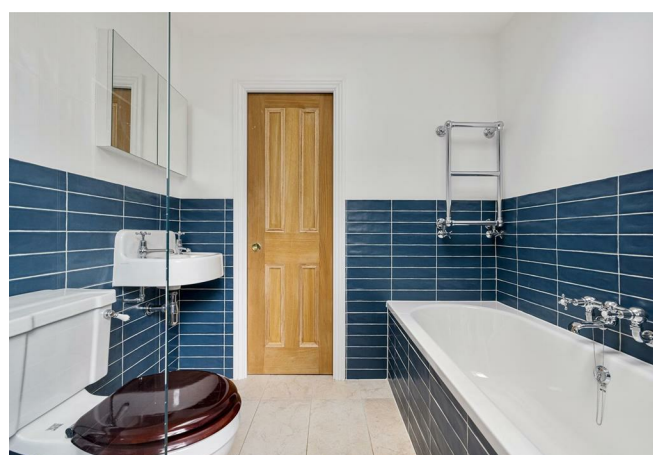
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### IF YOU LIVED HERE...

Your first floor landing takes you into your kitchen/diner, with plenty of elegant dark blue wood fronted units topped by hardwood worktop. There's an electric hob and oven, and tiled splashbacks. A pocket door leads to your stylish bathroom, with two tone light grey and navy blue tiling. A large skylight illuminates your modern white suite, double ended tub and walk in shower cubicle.

Back through the kitchen, you'll find your first bedroom on the left, with soft grey carpet underfoot. To the front

is your generous principal sleeper, with twin windows for maximum natural light. Bespoke shelving and storage sit either side of an original fireplace, with patterned tiled hearth. An immaculate blend of vintage and contemporary styles.

Forest Gate station is under half a mile away, home to the superfast Elizabeth Line which takes you to the City in thirteen minutes and Tottenham Court Road, for the West End, in less than twenty. You're also just five minutes from Wanstead Park station for the Overground. Wanstead Flats is barely a two minute walk from you, and Winchelsea Road is practically on your doorstep, and filled with enticing independent eateries.



### WHAT ELSE?

- Your new local is The Holly Tree, perhaps the only pub in London with its very own working miniature railway.
- Wild Goose Bakery on Winchelsea Road will make sure you're never without fresh sourdough or patisserie treats.
- If your two wheeled friend needs some TLC, you'll be glad to find the Spoke Shed ten minutes walk away.

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