

Ramsay Road, E7



Total Area: 56.4 m<sup>2</sup> ... 607 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Reception Room  
7'8" x 11'1"

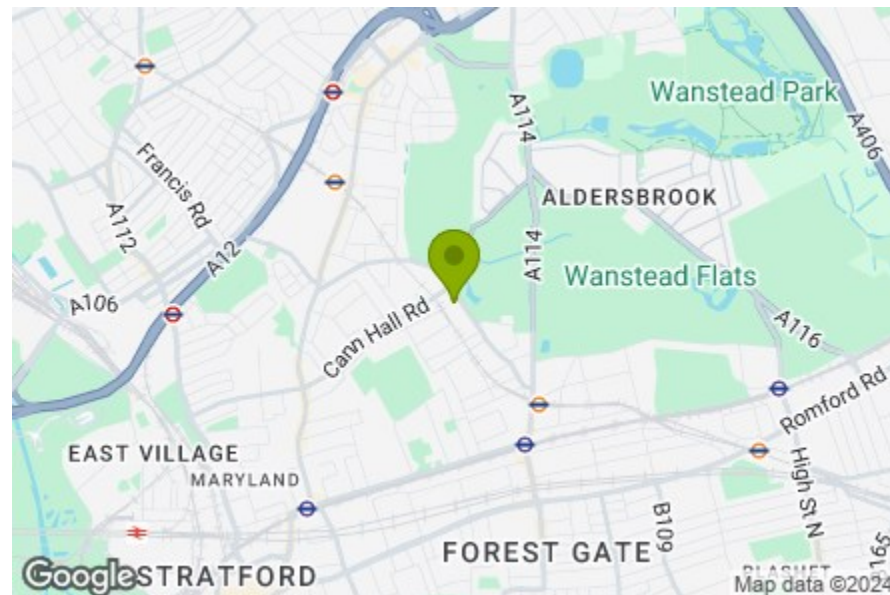
Bedroom  
7'1" x 15'3"

Bedroom  
9'6" x 7'9"

Kitchen / Diner  
8'4" x 12'2"

Utility Area

Bathroom  
8'5" x 5'6"



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		65	73
		EU Directive 2002/91/EC	



## RAMSAY ROAD, FOREST GATE Offers In Excess Of £350,000 Leasehold 2 Bed Apartment - Conversion



### Features:

- Two Bedroom First Floor Conversion
- Eat In Kitchen Diner
- Private Entrance
- Two Double Bedrooms
- Short Walk To The Elizabeth Line
- Stones Throw To Wanstead Flats

Situated on the first floor of a period terrace, this two-bedroom conversion benefits from having a private entrance and separate reception and dine-in kitchen, as well as smart decor throughout.

Ramsay Road is mere minutes from the buzzing amenities of Winchelsea Road, while the historical greenery of Wanstead Flats is a stone's throw away. As for getting further afield, Forest Gate station is around a 10 minute walk, where you can hop on the Elizabeth line and reach Central London at an amazing speed.

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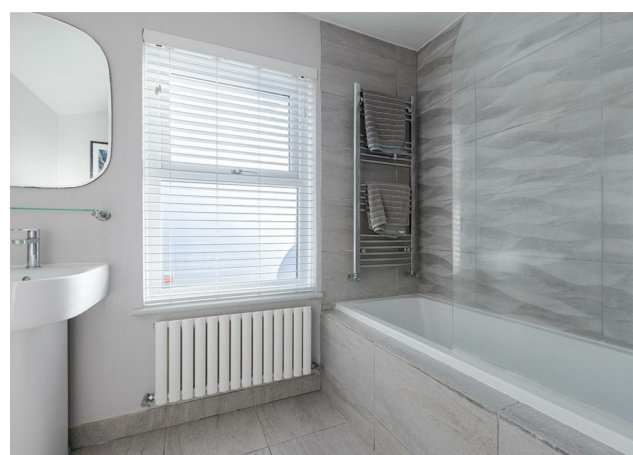
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**IF YOU LIVE HERE...**

You'll love the way that the neutral decor of this first floor apartment means you can choose between adding your own touches or staying minimalist. The kitchen and bathroom are contemporary, while the layout has been designed with modern living in mind - you'll appreciate the separate dine-in kitchen and reception room. The bedrooms are both a good size, and you have the option of making one a home office if preferred.

Because you're nicely nestled between Leytonstone and Forest Gate, you have plenty of choice when it comes to dynamic amenities. Winchelsea Road is a short hop on foot and has a winning selection of drinking and dining spots, including Pretty Decent Beer Company Tap Room, Joyau wine bar, The Rookwood Village and Wild Goose Bakery. Or head north towards Leytonstone where you've got the much lauded Singburi, as well as E11 institution Eel & Pie House.

After all that eating, you might fancy a stroll around Wanstead

Flats, so close to your home you can glimpse it from the front door. Once the favoured hunting ground of Henry VIII, it's now perfect for fitness fans and picnickers.

**WHAT ELSE?**

- Forest Gate station is around 10 minutes on foot, where you can use the Crossrail to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. Drivers have easy access to the M25 and North Circular.
- You'll never be stuck for essentials since there's an abundance of convenience stores nearby, plus you're only a short four minute hop on the Elizabeth line from Stratford for Westfield (and the Olympic Park).
- More pub options? You've got The Wanstead Tap, a bar, beer shop and performance space five minutes from your home on foot, or The Holly Tree, which is slightly nearer and offers up great grub plus a miniature railway.



**A WORD FROM THE OWNER...**

"We've loved living in Forest Gate for the last 8 years, largely due to the great location of the flat. It's within a 3 minute walk of numerous pubs and taprooms, such as the Pretty Decent Beer Company Tap Room, The Wanstead Tap, Joyau wine bar, The Rookwood Village, and The Holly Tree with its fantastic beer garden. This has helped create a welcoming community feel. The Wanstead Flats is on the doorstep, perfect for a walk, run (there is a parkrun event every Saturday around the corner on Harrow Road) or other activities. The beautiful Wanstead Park is also just a short walk away, with its lakes and trails making it a fantastic escape from the bustle of London. Transport links are great, with Forest Gate station and the Elizabeth line just a short walk away and we recently got to Heathrow door to door in an hour. There's also a bus stop over the road providing quick and easy access to Stratford and Leyton."

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