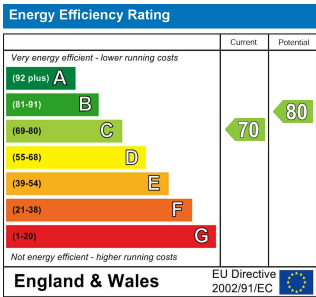
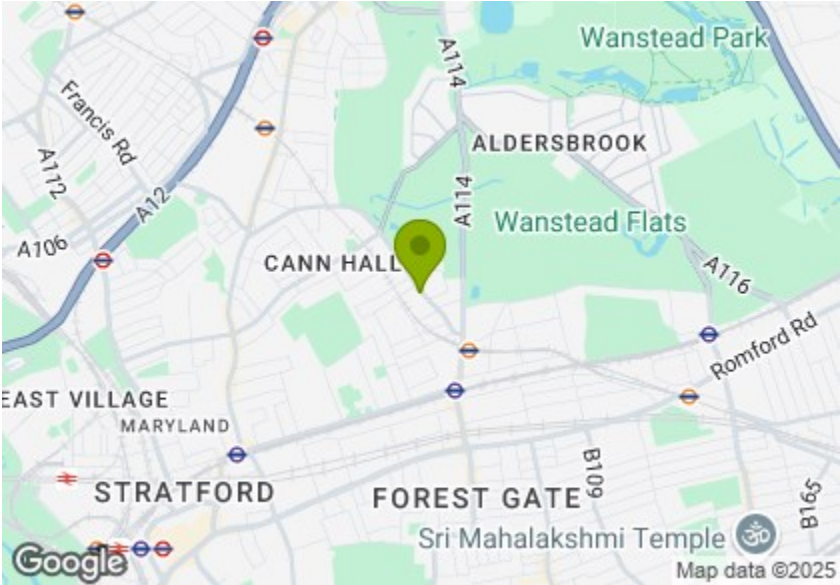




Total Area (Excluding Eaves Storage): 134.6 m² ... 1449 ft²
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



DAMES ROAD, FOREST GATE

Offers In Excess Of £700,000 Freehold
5 Bed House - Mid Terrace



Features:

- Five Bedroom House
- Three Bathrooms
- Converted Loft
- South West Facing Garden
- Spacious Through Reception
- Bay Fronted
- Stones Throw From Wanstead Flats
- Close To Forest Gate And Wanstead Park Stations

This spacious five-bedroom home offers generous living across three floors and sits just moments from the open green spaces of Wanstead Flats. A beautifully bright, bay-fronted through reception leads to the kitchen and opens out to a southwest-facing garden—perfect for enjoying the afternoon sun. The property features three bathrooms, including an en suite in the converted loft, ideal for growing families or guests. Conveniently located close to Forest Gate and Wanstead Park stations, with excellent links into the City and beyond, this well-situated home blends suburban calm with urban connectivity.

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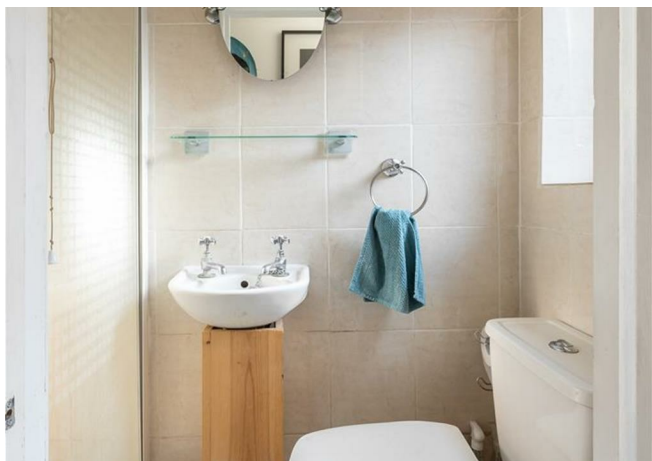
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IF YOU LIVED HERE...

Step through the internal porch into a wide hallway, where natural light flows in from the rear. There's plenty of room for coats and shoes, creating a practical and welcoming entrance.

The large reception is bright and inviting, with a bay window at the front and ample space for both lounge and dining areas. Under-stairs storage keeps the space neat without compromising on character. At the rear, the kitchen sits beneath a generous skylight, alongside a bedroom with a south-facing window and an adjacent bathroom. With some thoughtful reconfiguration, this whole area could be transformed into a stylish, modern layout.

Just beyond, the south-facing garden enjoys all-day sun and offers great potential to be shaped into a beautifully considered outdoor space—an extension of the living area, ready to be enjoyed and enhanced.

Upstairs, the landing with built-in storage leads to three bedrooms. The front room features a bay window, another sits quietly at the rear, and the third—more compact—makes an ideal nursery, office, or guest room. A separate WC and a bathroom with full-sized bath complete the floor, both with natural light. The layout works well, with plenty of scope to refresh and tailor the interiors to your taste.

At the top of the house, a skylight brightens the stairs leading to a generous loft bedroom with two skylights, an additional window, built-in wardrobes, eaves storage, and an en suite bathroom—perfect as a peaceful retreat.

This is a home full of light, generous proportions, and potential—ready to be modernised and reimagined.

Wanstead Flats is within easy walking distance, offering vast green space for weekend strolls, morning runs, or laid-back picnics. It's a rare stretch of open land in London that gives you space to breathe.

Forest Gate continues to evolve as one of East London's most characterful neighbourhoods, where a strong sense of community meets a growing mix of independent places to eat, drink, and unwind. Just around the corner, Joyau offers a relaxed, intimate setting under the arches, serving natural wines and seasonal plates by candlelight. For daytime treats, Ramble Café E7 brings Scandinavian charm and seriously good coffee to the area. Its thoughtful menu includes butter beans on toast, cinnamon buns, and top-notch flat whites, making it a go-to local favourite.

WHAT ELSE?

Both Wanstead Park and Forest Gate stations are within easy reach, keeping you well-connected to the rest of the city. Whether you're heading into central London or exploring the local area, transport links are convenient and accessible—Wanstead Park Station is just a short walk away, with Forest Gate also close by.



A WORD FROM THE EXPERT...

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

JOSEPH EARNSHAW
E7 BRANCH MANAGER

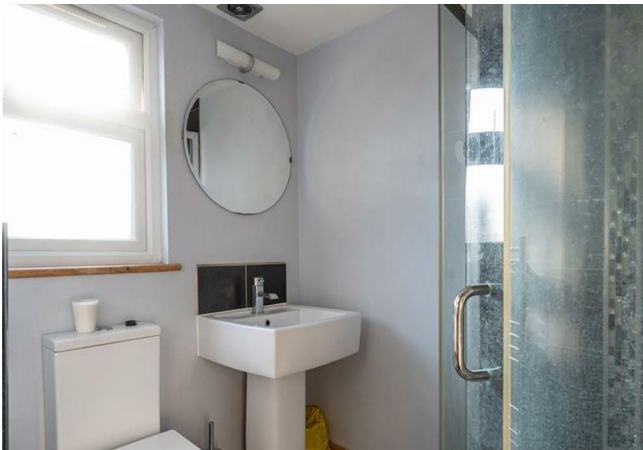
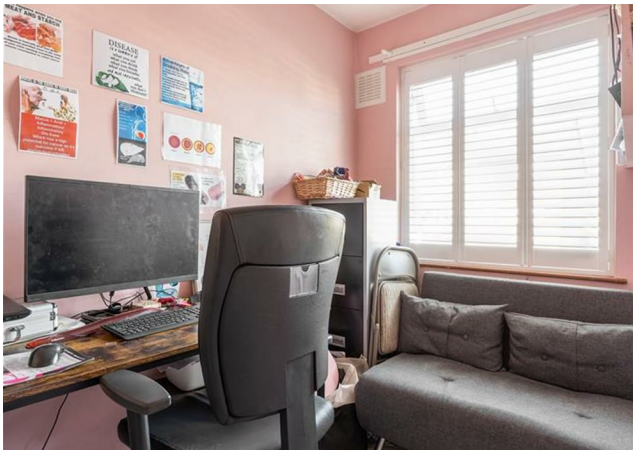
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Reception
15'9" x 24'4"

Kitchen
15'7" x 11'1"

Hall

Porch

Storage

Bedroom
9'4" x 12'7"

Shower Room

Bedroom
9'4" x 13'10"

Bedroom
6'2" x 8'11"

Bedroom
10'2" x 11'11"

Bathroom

Bedroom
10'9" x 18'9"

Shower Room

Eaves Storage

Garden
16'0" x 13'9"



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