

Reception Room
12'11" x 11'1"

Kitchen
11'0" x 8'6"

Bathroom
8'3" x 4'10"

Bedroom
11'6" x 8'11"

Garden
19'8"



RAMSAY ROAD, FOREST GATE

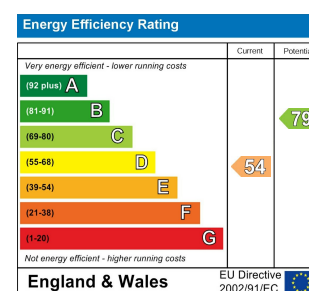
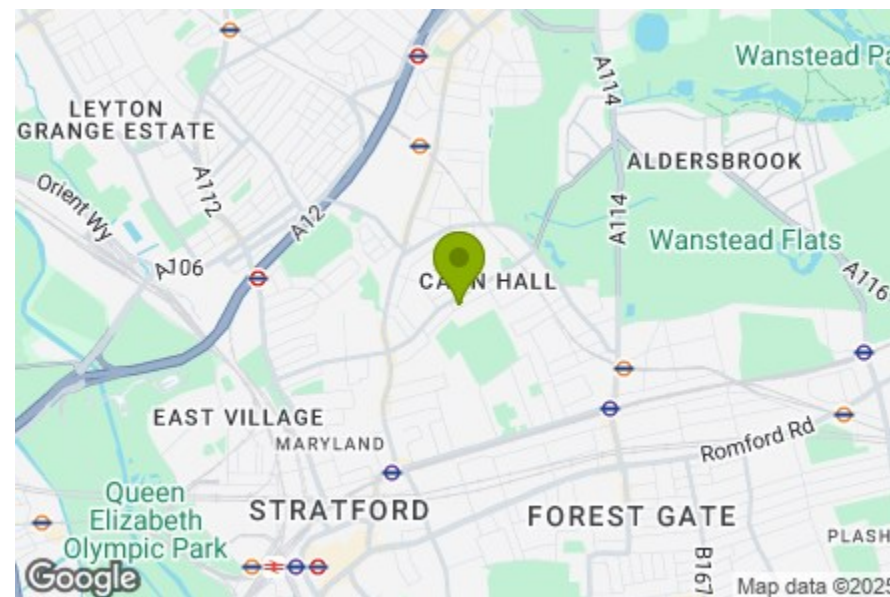
Offers In Excess Of £300,000 Leasehold
1 Bed Apartment - Conversion



Features:

- Victorian Conversion
- One Double Bedroom
- Private Garden
- Close to Winchelsea Road
- Forest Gate 'The Lanes'
- Close to Wanstead Flats
- Chain Free

Set on the ground floor of a charming period home, this one-bedroom apartment conversion boasts plenty of perks, including a bright bay fronted reception, spotless kitchen and spacious private garden. As for the location, it's just minutes from the buzzing amenities of Winchelsea Road, while the historical greenery of Wanstead Flats is a stone's throw away. Maryland/ Forest Gate stations are within easy walking distance, where you can hop on the Elizabeth line and reach central London at an amazing speed.



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IF YOU LIVED HERE...

Thanks to its abundance of natural light and generous layout, this is a home you can effortlessly settle into.

In the reception room, you'll be greeted by sunlight pouring in, beautifully highlighting the neutral décor. There's ample space for both dining and lounging, with easy access to the kitchen adding to the open, welcoming feel. The kitchen itself is thoughtfully designed, featuring traditional-style units paired with sleek worktops. Rear access allows for a wonderful flow of light throughout the space.

The bedroom continues the theme of brightness, thanks to a charming bay window that fills the room with natural light. Meanwhile, the bathroom offers a contemporary touch with sparkling tiles and a stylish over-tub shower.

When the sun is shining, you'll love spilling out into your spacious rear garden, where the leafy climber, brick walls and smart fencing bring a brilliant sense of seclusion. As well as the lawn, you've got handy storage.

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 Tap Room, The Rookwood Village and Wild Goose Bakery. Or head north towards Leytonstone where you've got even more great options, such as Homies on Donkeys and Panda dim sum.

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?

- Maryland/ Forest Gate stations are within easy walking distance for the Elizabeth Line, or hop on to the Suffragette Overground line at Leytonstone High Road Road for the Suffragette Overground. 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 seven minutes from your home on foot, or The Holly Tree, which is slightly further and offers up great grub plus a miniature railway.



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 meet friends for a drink at Joyau. 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
E11 BRANCH MANAGER

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