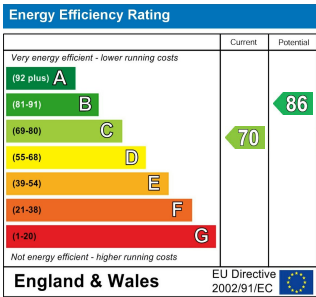




Total Area (Excluding Loft Room & Outdoor Storage): 92.6 m² ... 996 ft²

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.



RAMSAY ROAD, FOREST GATE

Offers In Excess Of £685,000 Freehold

3 Bed House - Mid Terrace



Features:

- Three Bedroom Victorian House with Loft Room
- Kitchen Opening to the Private Rear Garden
- Large Through Reception
- Two Bathrooms
- Great Location Close to the Popular Winchelsea Arches
- A Short Walk to Wanstead Flats
- Close to Maryland Station

A three bedroom, two bathroom Victorian family terrace, with skylit loft room and a wealth of social space. You have a balcony overlooking a private garden, and Winchelsea Road, Wanstead Flats and Forest Gate station are all within easy reach.

You're particularly well served for transport here. As well as Forest Gate station just twenty minutes away, you have Wanstead Park overground (for the Gospel Oak to Barking Riverside line) and Leyton tube (for the Central line) both just as close.

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0203 397 2222

E4 & N17
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E17 & E10
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IF YOU LIVED HERE...

First stop will be your substantial, 250 square foot through lounge, with golden hardwood running underfoot and a wealth of open shelving between the chimney breasts, everything brightly lit with natural light from the box bay window. To the rear your kitchen's twenty feet in length, with more vintage hardwood underfoot, mint green cabinets and timber worktops. Double patio doors lead out to your lengthy, lush garden, providing plenty of natural light.

Next door you have the first of your two bathrooms, a lengthy affair with a shower over the tub. Upstairs you have three double bedrooms, the principal to the front totaling 160 square feet with more golden hardwood underfoot. A shower room completes the first floor, while upstairs your skylit loft room adds another 150 square feet of flexible space.

Outside and, as noted. Forest Gate station is around twenty minutes on foot for the speedy Elizabeth line and direct fourteen minute runs to Liverpool Street. If you're heading to the West End, it's just another six minutes to Tottenham Court Road. Or, if you're staying local, be sure to explore the arches along

Winchelsea Road, the heart of an ever evolving social hub home to independent cafes, gastropubs and restaurants, from Pretty Decent Beer, to Joyau wines and the much loved Rookwood Village.

WHAT ELSE?

- The endless open green expanse of Wanstead Flats is less than ten minutes from your new front door. Whether you're heading out for a morning run, evening stroll or exercising furry friends, this is a great spot to have on your doorstep.
- You have plenty of excellent options for your new local of choice, but be sure to check out The Holly Tree, a charming gastropub on the borders of Wanstead Flats.
- Parents will be pleased to find no fewer than twenty four schools, a good mix of primary and secondaries, all within a mile of your new home. Colgrave Primary, less than fifteen minutes on foot, achieved a rating of 'Outstanding' at its last inspection.



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
11'4" x 11'11"

Reception
11'8" x 11'1"

Kitchen / Diner
8'10" x 19'5"

Bathroom
4'7" x 8'6"

Storage

Shower / WC
5'0" x 4'10"

Bedroom
8'10" x 7'2"

Bedroom
9'4" x 10'6"

Bedroom
14'7" x 10'11"

Loft Room
13'1" x 12'10"

Eaves Storage

Outdoor Storage

Garden
31'11" x 14'11"



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