



Reception
11'8" x 16'5"

Kitchen
6'7" x 7'7"

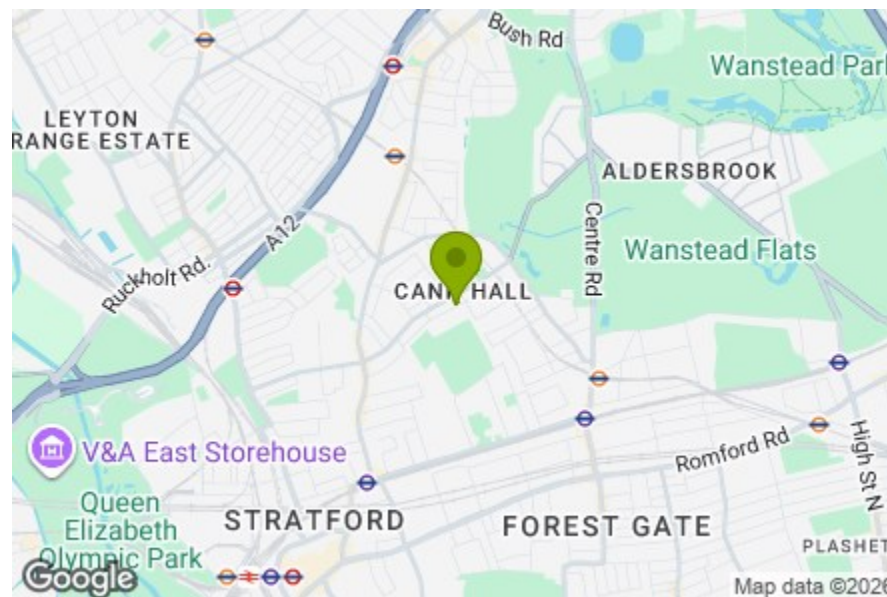
Bathroom

Bedroom
8'2" x 13'8"

Garden
16'0" x 20'6"

Total Area (Excluding Garden): 41.0 m² ... 441 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



RAMSAY ROAD, FOREST GATE

Offers In Excess Of £370,000 Leasehold 1 Bed Flat



Features:

- One Bedroom Flat
- Victorian Conversion
- Ground Floor
- Private Garden
- Stylish Interior
- Original Wood Flooring
- Bay Fronted Reception
- Short Walk To The Elizabeth Line
- Close To Wanstead Flats

Set on the ground floor of a period home, this stunning one-bedroom apartment conversion packs in the perks, including a bright bay fronted reception, spotless kitchen, beautifully landscaped private garden and immaculate decor throughout. 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. Forest Gate station is a 15 minute walk, where you can hop on the Elizabeth line and reach Central London at an amazing speed.

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IF YOU LIVE HERE...

Thanks to the great love and care that's already been put in, you can enjoy your new home from the moment you move in. The decor is spotless and the timeless features such as the fireplace and original flooring sit beautifully alongside touches such as the column radiators and bespoke carpentry.

In your reception, you'll be delighted by the light that spills in and shows-off the spotless design work. There's plenty of room for dining and lounging, and you'll love the striking way that the bespoke book case divides the space with the kitchen. Speaking of the kitchen, the design here is just as pristine, with cork flooring underfoot, smart units and timber worktops. There's a great flow of light since it can also be accessed from the gorgeous hallway.

Similarly, the bedroom is awash with natural light thanks to the patio doors, while the bathroom looks fresh from the pages of an interior mag, with stunning tiling and sleek fittings.

When the sun is shining, you'll love spilling out into your beautifully landscaped rear garden, where the leafy climbers, brick walls and smart fencing bring a brilliant sense of seclusion. As well as the spacious lawn and smartly finished side return, you've got custom planters and 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?

- Forest Gate station is around 18 minutes on foot, where you can use the Elizabeth line to get directly to Liverpool Street in about 13 mins or Bond St in 19 mins. Or hop on to the Suffragette Overground line at Leytonstone High Road Road for the Gospel Oak to Barking line, a similar distance away. 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 OWNER.....

"I have absolutely loved my time on Ramsay Road. I, like many, decamped from Victoria Park five years ago and was worried about what I might find here. The road is so welcoming, it has a real community feel and everyone looks out for each other. Wanstead Flats (at the end of the road, literally) bleeds into Wanstead Park, both have run clubs and exercise groups and they are perfect for walking. There is a gym just by Wild Goose Bakery, along with Wanstead Tap, Joyau Wine Bar, and Wanstead Kitchen all just 5 mins away. Pretty Decent Brewery is even closer as well as the Tamping Ground coffee shop which sells Dusty Knuckle Bread! I cycle to work most days but if I am running short of time, Maryland is within 13 mins or Forest Gate is 15 mins. The flat benefits from being bang in the middle of Leyton, Leytonstone, Forest Gate and Stratford and I've loved benefitting from all of them. I'm a season ticket holder of Leyton Orient too. I couldn't recommend the area enough. I've been tinkering away at refurbishing the flat and garden for the last five years, I'm an architect so did a bit of reorganisation of the kitchen and bathroom and benefited from getting some really nice materials to place here. I will be so sad to leave but I've got a hunger to do it all over again so its time to look for the next project!"

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