



RAMSAY ROAD, FOREST GATE  
Offers In Excess Of £725,000 Freehold  
3 Bed House

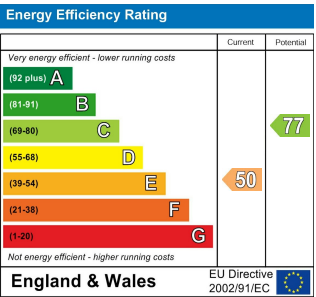
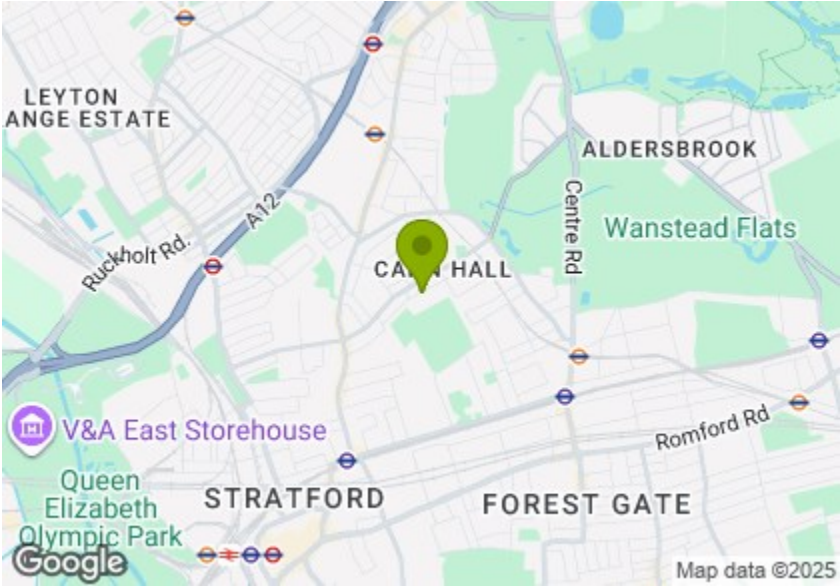


Features:

- Victorian Terraced House
- Three Bedrooms
- Two Bathrooms
- Fantastic Potential for Development (STP)
- Popular Forest Gate 'Lanes' Location
- Close to Winchelsea Arches
- Easy Access to Wanstead Flats
- Outbuilding
- Great Curb Appeal
- Chain Free

This Victorian terraced house presents an exciting opportunity for buyers seeking character, flexibility and scope for evolution. Arranged over multiple levels, the property provides three bedrooms and two bathrooms, with potential to further develop and enhance the layout, subject to the usual consents. Set within the popular Forest Gate Lanes, it is well placed for the much-loved Winchelsea Arches and easy access to the open green spaces of Wanstead Flats. An outbuilding adds further versatility, while the façade delivers strong kerb appeal. Offered chain free, the house presents an attractive proposition for those looking to shape a home to suit their own vision.

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IF YOU LIVED HERE...

Stepping inside, the hallway offers a clear route through the ground floor, with the staircase rising ahead and decorative ceiling features introducing architectural interest that could be beautifully highlighted over time. To the front, the first reception room is shaped by a wide bay window that brings in generous natural light and gives the room a pleasing sense of proportion, well suited to a comfortable main sitting room. Sitting behind this, the second reception has a more intimate feel and a flexible layout, lending itself equally well to dining or a relaxed second living area.

The kitchen/diner sits to the rear and provides a well-proportioned layout for everyday cooking and dining, with skylights and rear windows helping to keep the room well-lit throughout the day. There is exciting potential here, subject to planning, to open through into the rear reception, extend into the side return and create a stronger connection with the garden for an easy indoor-outdoor feel. Beyond the kitchen, the garden is laid out with paving and established planting, offering a practical outdoor setting with scope to evolve. At the far end, the detached outbuilding provides generous floor area and the opportunity to create a fantastic studio or similar versatile retreat.

Returning inside and completing this level is the bathroom, arranged with a

straightforward layout and including a bath with an overhead shower. Upstairs, the first floor offers three bedrooms with adaptable proportions, along with a practical shower room. The top floor is given over to the loft room, a substantial and versatile area offering clear scope to become a principal room, subject to planning, within the home.

Forest Gate Lanes places you in the heart of a neighbourhood known for its distinctive character and independent spirit. The nearby Victorian railway arches have become a lively destination for independent favourites, with the likes of Wild Goose Bakery, Wanstead Kitchen and Joyau sitting alongside a growing mix of boutiques and small businesses that give the area its distinctive feel. The Holly Tree offers a relaxed, family-friendly spot for evenings close to home, while Wanstead Flats provides wide open green space for walks, exercise and time outdoors. Families are particularly well served, with a number of well-regarded schools nearby, including the much-loved Jenny Hammond Primary School just four minutes from the door.

WHAT ELSE?

Maryland Station is just over a 15-minute walk away and is served by the Elizabeth line, providing fast and convenient connections into central London and beyond. A wide network of bus routes runs through the area, making it easy to reach neighbouring spots such as Leyton, Wanstead and Stratford.



A WORD FROM THE EXPERT...

"Forest Gate is one of London's best kept secrets. With great housing, wide green spaces on Wanstead Flats and a friendly atmosphere shaped by independent boutiques, cafés and bars, it has everything you would want in a neighbourhood. Weekends are easily filled with coffee and pastries from The Wild Goose Bakery, fresh pasta from Fiore Truck, dinner at Giovanna's or a brilliant curry from The Wanstead Kitchen. A walk across Wanstead Flats or through Wanstead Park completes the perfect local day out. The Elizabeth line makes Forest Gate incredibly well connected, with Liverpool Street about 12 minutes away, Canary Wharf around 15 and Heathrow reachable directly in under an hour. This mix of character, community and convenience is a big part of its appeal. Most of all, Forest Gate has a creative, independent spirit and a strong sense of community that locals proudly nurture".

BEN CHARLETON  
E12 BRANCH MANAGER

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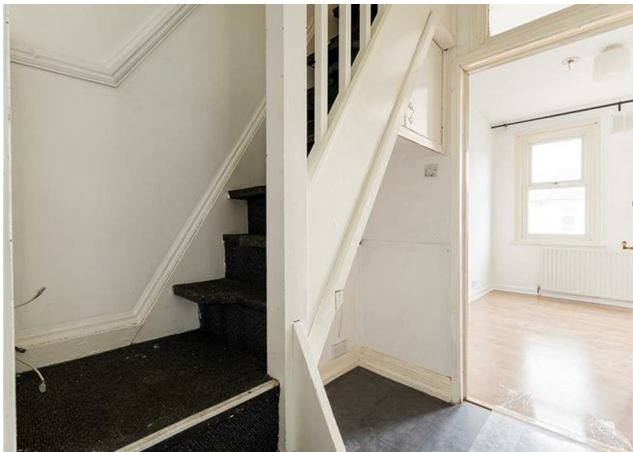


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**Reception**

13'5" x 11'9"

**Reception**

11'2" x 9'5"

**Kitchen/Diner**

14'0" x 8'11"

**Bathroom**

5'9" x 5'8"

**Bedroom**

11'3" x 8'11"

**Bedroom**

15'8" x 6'0"



**Shower room**

9'10" x 6'9"

**Bedroom**

10'4" x 9'0"

**Loft**

12'4" x 11'5"

**Garden**

19'8"

**Outbuilding**

14'3" x 11'10"



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