



Total Area: 49.2 m² ... 530 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.

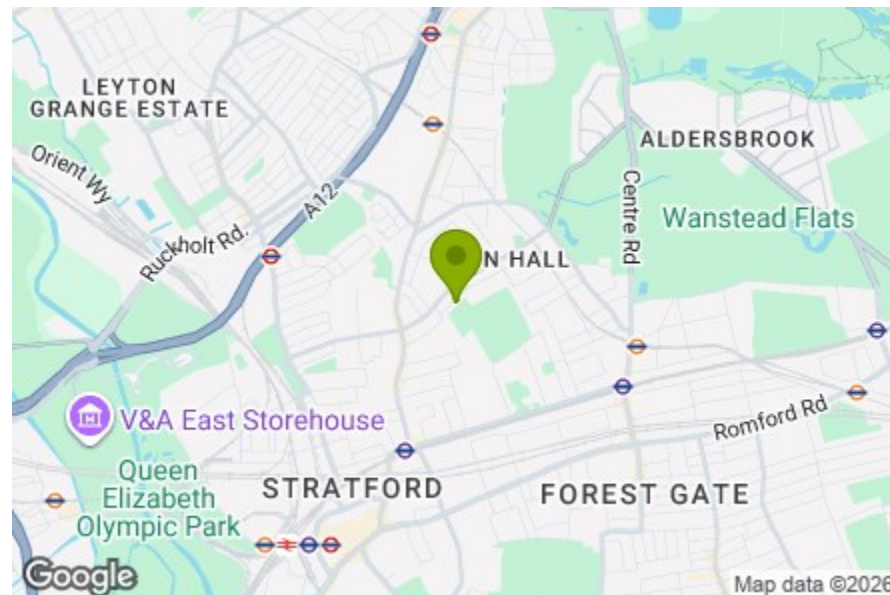
Kitchen/Lounge/Diner
11'9" x 15'11"

Bedroom
9'5" x 9'7"

Bathroom
6'2" x 7'2"

Bedroom
10'2" x 15'6"

Storage



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	79
	EU Directive 2002/91/EC	



RAMSAY ROAD, FOREST GATE

Offers In Excess Of £400,000 Leasehold
2 Bed Flat



Features:

- Victorian Conversion
- Two Double Bedrooms
- Ground Floor
- Open Plan Kitchen/ Living Room
- Private Garden
- Well Presented

Set within a Victorian conversion, this well-presented ground floor home combines period character with a bright and refreshing layout. The main living area creates a natural sense of flow and is perfectly suited to both relaxing and entertaining. Two double bedrooms offer space and versatility, each designed to make the most of the home's open, light-filled proportions. Outside, a private garden provides a peaceful setting to unwind or enjoy time with friends, bringing an appealing balance between indoor comfort and outdoor living in a property that feels instantly welcoming.

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IF YOU LIVED HERE...

From the moment you arrive, the classic period façade with its bay window and crisp white detailing sets a warm first impression. A beautifully tiled path leads to the entrance, offering just a hint of the charm that continues within.

The open-plan kitchen, lounge, and dining area makes an immediate impression with its bright, spacious feel. A large bay window draws in fresh air and daylight, creating a relaxed spot to pause and unwind, while wooden flooring brings warmth and continuity throughout. Built-in cabinetry keeps everything neatly arranged, and the easy flow between cooking, dining, and lounging areas makes the room ideal for both everyday living and entertaining.

Beyond, the hallway continues the natural tones underfoot and offers built-in storage, along with direct access to the outside. One bedroom enjoys peaceful views across the garden and includes a fitted wardrobe that keeps the room feeling calm and uncluttered. The second double bedroom shares the same inviting character, ideal as a guest room or home office.

A contemporary bathroom completes the layout with modern tiling and a striking chequerboard floor that adds personality. A fitted bath with overhead shower combines ease with practicality, while a window allows soft natural light to fill the

room, enhancing the serene, relaxed mood throughout.

This part of East London balances a relaxed, village-like atmosphere with a creative, independent spirit, where local life feels both connected and full of character. The Victorian Arches are home to favourites such as Wild Goose Bakery, loved for its fresh pastries and welcoming feel, and Joyau, a stylish café and wine bar that's perfect for a slow afternoon or an evening catch-up with friends. A little further on, East Village offers a lively mix of restaurants and cafés, including Signorelli, where good food and a sociable buzz set the tone. Slightly beyond, Westfield and the nearby Queen Elizabeth Park bring a change of pace, with everything from shopping and dining to wide open parkland. Closer still, Wanstead Flats, part of Epping Forest, provides generous green space for running, cycling, or simply taking time out, offering a rare sense of calm and openness so close to the city.

WHAT ELSE?

Getting around is simple, with Maryland Station around 15 minutes away, offering quick links into central London. The area is also well served by local bus routes, connecting you easily to Stratford, Wanstead, and Walthamstow, which is ideal whether you're commuting, meeting friends, or exploring more of East London.



A WORD FROM THE OWNER...

"We have loved living on Ramsay Road for the past nine years. It has been the perfect first home — light-filled throughout, with a beautiful garden that feels so private and peaceful thanks to the cemetery behind us. It has been ideal for our cat, too, who can roam safely away from traffic. Travel options are fantastic. There is now so much nearby to enjoy: Tamping Ground for coffee, Le Regret for wine, Leytonstone Tavern, and most importantly, Wanstead Flats at the end of the road — our favourite thing about the area. We love being so close to greenery and gentle walks, with Wanstead Tea Hut always a highlight. We are looking to move just around the corner, we love the area that much!"

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