



Total Area: 72.1 m² ... 776 ft²
All measurements are approximate and for display purposes only

Reception Room
10'10" x 16'2"

Kitchen
9'7" x 10'6"

Bathroom
8'2" x 6'7"

Bedroom
11'8" x 10'0"

Bedroom
9'4" x 9'6"



DAMES ROAD, FOREST GATE

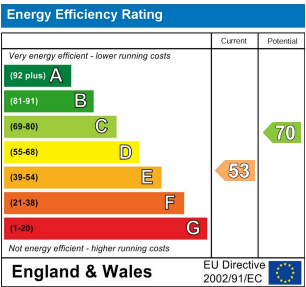
Offers In Excess Of £435,000 Leasehold
2 Bed Flat



Features:

- Bright Two Bedroom Apartment
- Beautifully Finished Throughout
- First Floor with Own Staircase
- Eat In Kitchen
- Stunning Flooring
- Sash Windows
- Off Street Parking
- Grade II Listed Building
- Moments to Wanstead Flats
- Close to Forest Gate and Wanstead Park Stations

Set within an architecturally striking Grade II listed building, this beautifully finished first-floor apartment offers a seamless blend of period charm and contemporary style. Accessed via its own private staircase, the home features two bright bedrooms, elegant sash windows, and eye-catching flooring throughout. A spacious eat-in kitchen creates a welcoming hub for dining and entertaining, while off-street parking provides added ease. Just moments from the wide green open spaces of Wanstead Flats and within easy walking distance of both Forest Gate and Wanstead Park stations, the location combines natural beauty with excellent transport links—making this an ideal home for both calm and connection.



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IF YOU LIVED HERE...

Part of a handsome period building, this charming home enjoys a grand, symmetrical façade and carefully retained architectural detail. A wide gravelled forecourt offers off-street parking, bordered by soft lawn and sculptural stone orbs that add a subtle touch of whimsy to the classical frontage. Manicured planting flanks the private entrance, where steps lead to your own front door.

Inside, the ground floor opens into a bright entrance hall, with a staircase rising to the first floor. White-painted balustrades and a tall side window enhance the sense of space and light, while a discreet nook beneath the stairs provides handy storage for bicycles.

Upstairs, a wide split-level hallway forms a natural centrepiece, with pale timber flooring underfoot and a generous recess by the window offering an ideal reading spot or workspace. Light flows freely here, guided by oversized windows and airy finishes that create a continuous feel throughout.

The reception room is a well-proportioned space, blending period charm with contemporary grace. High ceilings, soft white walls, and leafy outlooks frame a room designed equally for relaxation and entertaining. The adjacent kitchen continues this tone, with understated cabinetry, warm terracotta flooring, and a built-in bench seat that invites leisurely breakfasts.

Two double bedrooms sit quietly to the rear, each filled with natural light and elegantly composed in gentle tones. The bathroom completes the floor, a tranquil retreat featuring powder-blue tiling, sash windows, and generous proportions that elevate everyday rituals into moments of quiet luxury.

The surrounding area offers an appealing blend of vibrant creativity and natural beauty. Just a short stroll away, the lively railway arches host a growing collection of independent spots, including Joyau and other local gems perfect for an evening drink or weekend bite. Ramble Café serves up expertly brewed coffee and a relaxed, friendly vibe, while the Leytonstone Tavern provides a stylish yet laid-back setting for food, drinks, and community events. For those seeking green space, Wanstead Flats is within easy reach, offering expansive open parkland, tranquil Jubilee Pond, and the wilder reaches of Wanstead Heath and Epping Forest, ideal for walking, running, or simply switching off in nature.

WHAT ELSE?

Transport connections are particularly convenient, with Wanstead Park Station around five minutes on foot and Forest Gate Station reachable in under ten. Together, they provide easy access to the Overground and fast Elizabeth Line services into central London and beyond. Whether heading into the city or further afield, this well-connected location ensures your journey is simple and efficient, with excellent links close by.



A WORD FROM THE OWNER...

"The light in this flat is amazing, it has windows on three sides so you get the light throughout the day, starting in the kitchen in the morning and travelling round to the living room in the afternoon. The open stairs and hallway make it feel extra spacious. I love that the flat is not overlooked, and the views of trees to the front and back of the property are very unusual for a flat in London!

Within the building all the neighbours are very friendly and helpful, and we all have a say in how the building is managed.

The flat is very close to Wanstead Flats and Wanstead Park, and you can even walk all the way to Epping Forest through the interconnected green spaces. It is precisely 1 minute's walk to E7 Movement (gym and sauna) round the corner, and Wild Goose Bakery just next door.

It is really handy to have 2 stations nearby, Forest Gate for the Elizabeth Line and Wanstead Park for the overground that takes you to Walthamstow or

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