

Kitchen/Dining/Reception Room  
19'1" x 11'1"

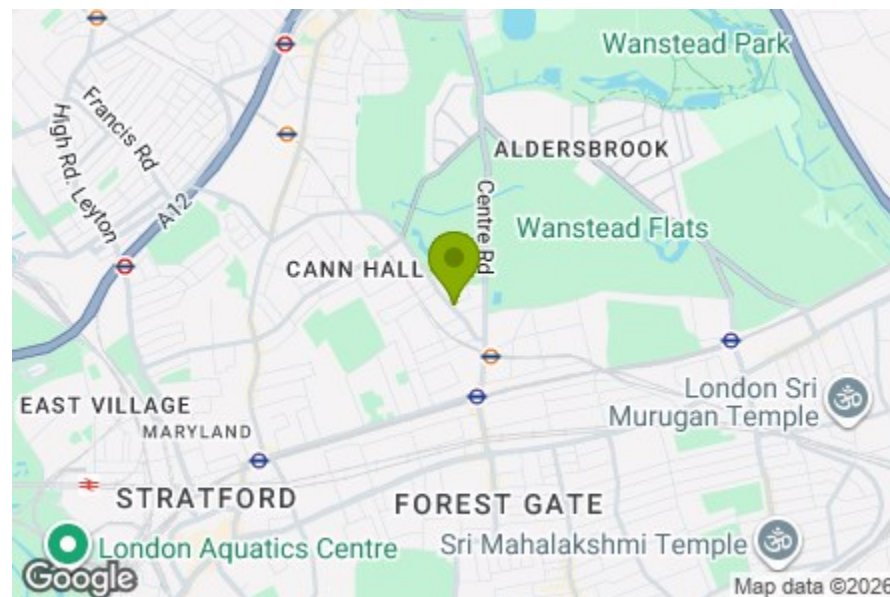
Bedroom  
11'4" x 13'3"

Bedroom  
11'2" x 9'7"

Bathroom  
7'11" x 4'10"

Cellar  
6'1" x 10'9"

Garden  
23'11" x 38'8"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



## DAMES ROAD, FOREST GATE

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



### Features:

- Two Bedroom Flat
- Ground Floor
- Private Garden
- Well Presented Throughout
- Modern Bathroom
- Open Plan Kitchen And Reception
- Close To Wanstead Park And Forest Gate Stations
- Short Walk To Wanstead Flats

Set close to Wanstead Flats and within easy reach of Wanstead Park and Forest Gate stations, this recently renovated and well presented throughout two-bedroom ground floor flat places you in a wonderfully connected pocket of E7, with green space, local cafés and everyday essentials all close by.

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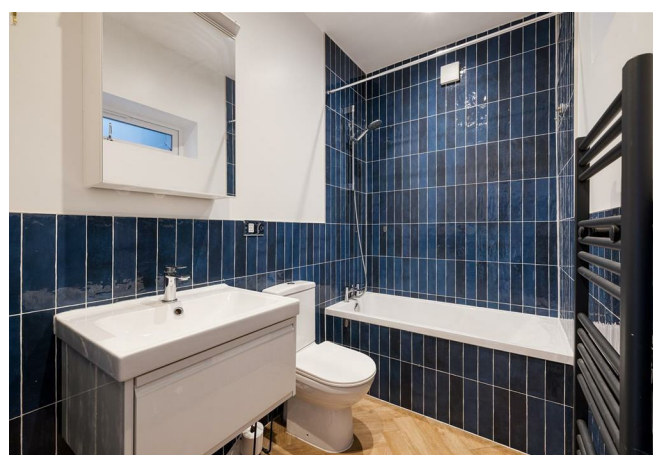
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### IF YOU LIVED HERE...

The open plan kitchen and reception room sits at the heart of the home, with dark green cabinetry, a central island and space to cook, eat and unwind in one easy setting. Herringbone-style flooring adds warmth, while the layout feels practical and sociable.

Both bedrooms are well proportioned and set into bay windows, bringing in plenty of natural light. The main bedroom feels especially spacious, while the second bedroom offers a calm, softly decorated space. The modern bathroom is neatly finished with deep blue tiling, a bath and overhead shower.

To the rear, the private garden with side access gives you a lovely stretch of outdoor space, with paved areas for seating and room for planting. There is also a cellar, useful for keeping everyday clutter tucked away.

### WHAT ELSE?

- Wanstead Flats is just a short walk away, ideal for morning runs, weekend strolls or a bit of open sky.
- Wanstead Park and Forest Gate stations are both close by, with strong links across East London and beyond.
- Forest Gate's arches and Woodgrange Road offer a growing mix of independent cafés, bakeries and local places to eat.



### A WORD FROM THE OWNER...

This flat has been a wonderful home to us over the last 7 years, during which we have grown from a couple to a family of four. We have put a lot of love into this property, our family home, with extensive renovations including a new kitchen and bathroom, parquet flooring throughout, and we enhanced our energy efficiency thanks to a new boiler, radiators, double-glazed windows and internal insulation.

There's a lot to like about the location (shops, cafes and transport options, to name a few), but our favourite thing has to be the proximity to Wanstead flats, which is so close it feels like an extension of our garden. The local community in the surrounding streets is really welcoming too; we will be sad to leave them!

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