

## DAMES ROAD, FOREST GATE Offers In Excess Of £260,000 Share of Freehold 1 Bed Flat

### Features:

- One Bedroom Apartment
- Share of Freehold
- Open Plan Kitchen-Diner & Reception Room
- Well Presented
- Patio & Communal Garden
- Close to Shops & Amenities
- Moment to Wanstead Flats
- Victorian Conversion
- Private Entrance
- Lower Ground Floor

Full of natural charm, this one-bedroom apartment in a smart period conversion offers 447 sq ft of well-planned living space with clean, understated interiors and a layout that makes the most of every inch. And when it's time to switch off, there's a private patio and a share of a large west-facing garden offering a quiet spot to relax outdoors. You'll find everything you need close by. Forest Gate Station (Elizabeth Line) is a short 7-minute stroll away for quick links into the city, while Wanstead Park and Wanstead Flats are just around the corner when you want some green space. With local amenities moments away, it's a great balance of calm and connection, sold with the added advantage of a share of freehold.



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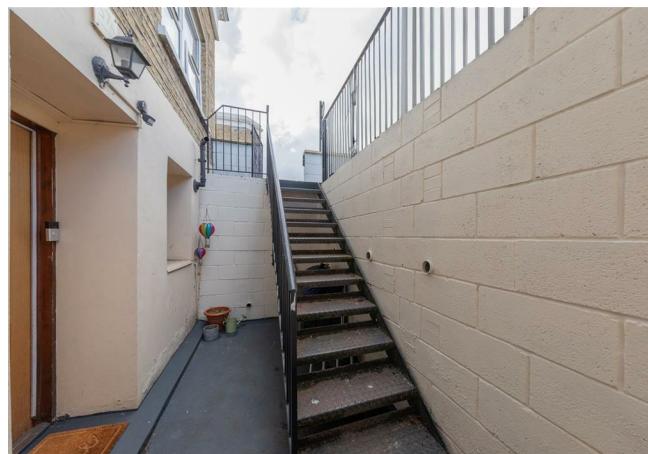
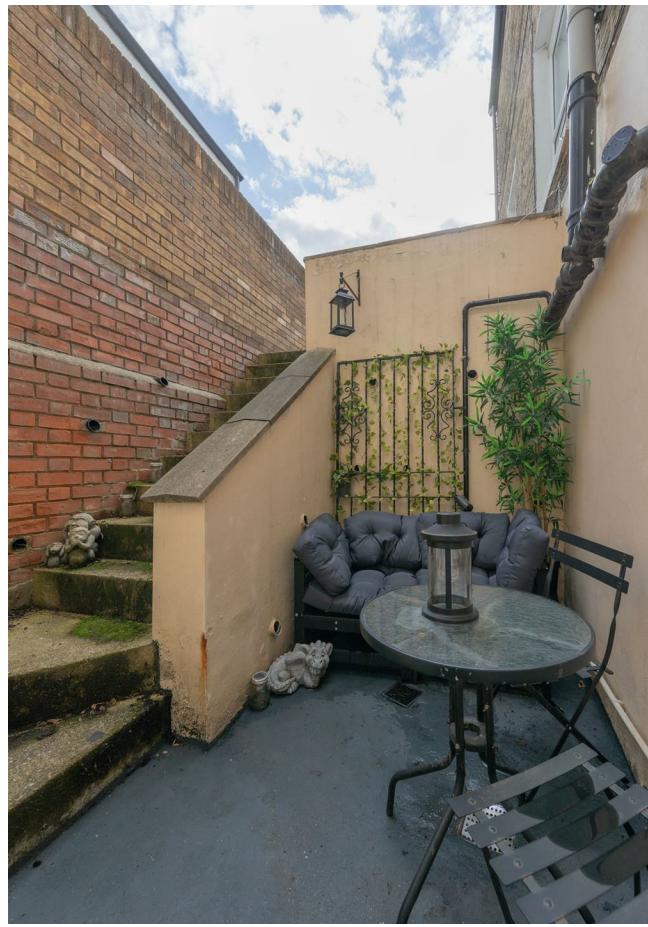
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#### IF YOU LIVED HERE...

Approached from the front of this Victorian end-of-terrace house, you descend metal stairs to your own entrance set within a lightwell—creating a space that, despite being on the lower ground floor, feels anything but gloomy.

The front door opens directly into the busy hub of the home: the open-plan kitchen/reception. At one end, the kitchen is laid out in a U-shape to maximise storage and prep space, with streamlined white cabinetry and neatly integrated appliances set against the warmth of real wooden flooring, arranged in an attractive herringbone pattern. Two windows ensure plenty of natural light, while downlighters let you adjust the mood as needed. An exposed brick feature wall adds texture and character.

A door leads through to the double bedroom—a generous, tranquil space with thick, luxurious fitted carpet to soften the blow of stepping out of bed first thing in the morning. A window and glazed door open onto your private patio, bringing in even more light. White walls and downlights complete the calm, contemporary feel.

The bathroom sits just behind, with a clean white suite and plenty of built-in storage, including a vanity unit housing the sink and running beneath a large

LED-lit mirror to make daily routines a little easier. Black star-patterned Scintilla tiling surrounds the full-sized bath and overhead shower, adding a stylish touch of personality.

Step outside and ascend the steps where the shared garden reveals itself—a private, west-facing haven that's simple to maintain and easy to enjoy. Discreet and enclosed, it's the perfect place to relax, socialise with neighbours, or host friends and family on warm days. Side access via a secure metal gate adds both convenience and peace of mind.

#### WHAT ELSE?

Forest Gate Station is only a short walk connecting to the Elizabeth Line, linking you with ease to central London, Canary Wharf, and Heathrow. Visit the farmer's market every Saturday for street food and artisanal products. Local favourites include Corner Kitchen for brunch and coffee, Pie Republic for hearty comfort food, and The Wanstead Tap for craft beers and community vibes.

You're spoilt for green spaces with the vast expanse of Wanstead Flats on your doorstep, perfect for setting fitness goals or relaxing with a picnic. If you're lucky, you may even catch sight of some of the local wildlife, like Little owls and skylarks.

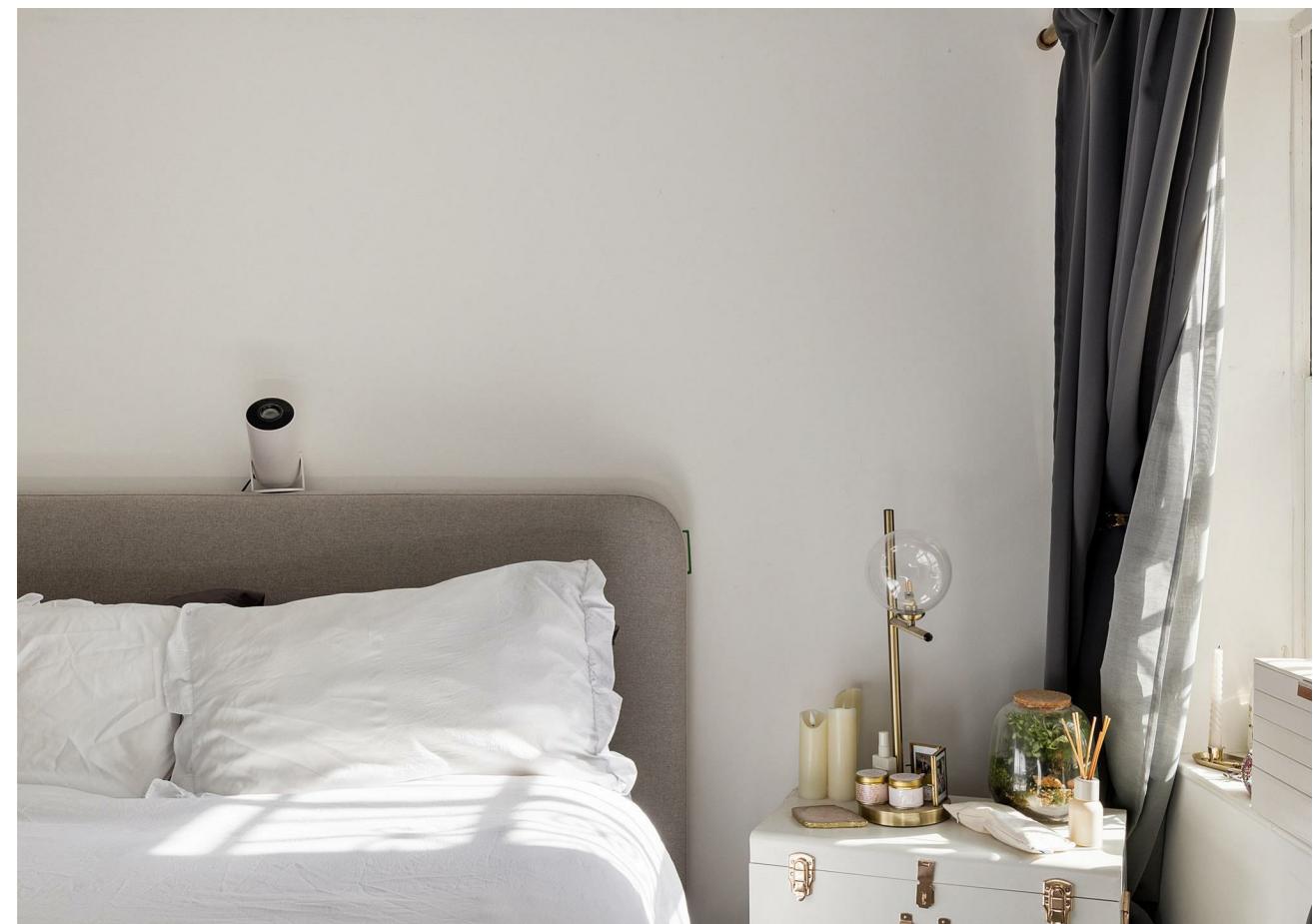


#### A WORD FROM THE OWNER...

I've truly loved living on Dames Road – it's been my home for the past six years and has offered the perfect balance of comfort, community, and convenience. The flat itself feels like a peaceful retreat. It's quiet and spacious, with generously sized rooms and a private outdoor space that's perfect for relaxing with a book, enjoying a morning coffee, or hosting friends on sunny afternoons. One of the things I've appreciated most is the strong sense of community. The area has a distinctive charm – friendly neighbours, a real local spirit, and an authenticity that's becoming increasingly rare in London. Just a short stroll from the front door, you'll find a wonderful mix of independent cafés, pubs full of character, a great workout space with a sauna, and other local gems that give the neighbourhood its personality. For nature lovers, Wanstead Flats is literally on your doorstep – ideal for walks, runs, picnics, or simply enjoying the outdoors. Despite the peaceful setting, the location is incredibly well-connected. With Forest Gate station just a short walk away and the Elizabeth Line offering fast, direct access to central London, you can be in the heart of the city in under 20 minutes. It's the best of both worlds – the energy of London within easy reach, but the comfort of coming home to a quiet, welcoming neighbourhood that still feels like a small community. This flat has been so much more than just a place to live – it's been a true home. I hope whoever moves in next will enjoy it as much as I have.

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**Kitchen / Reception Room**

17'10" x 12'11"



26'2" x 21'1"

**Bedroom**

12'10" x 11'3"

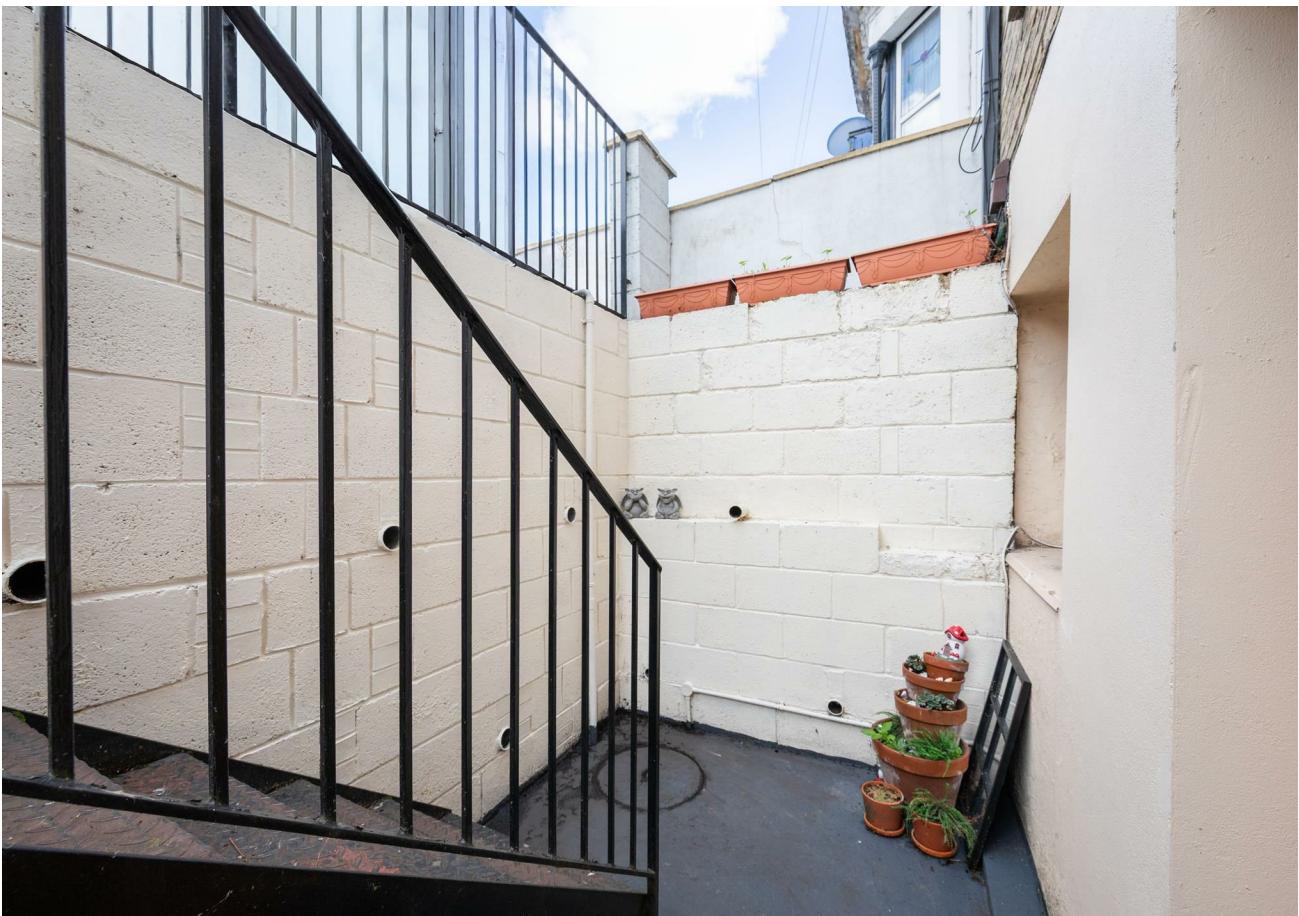
**Lightwell**

13'8" x 6'1"

**Private Patio**

9'1" x 7'6"

**Shared Garden**



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