



RAMSAY ROAD, FOREST GATE
Offers In Excess Of £785,000 Freehold
4 Bed House - Mid Terrace



Features:

- Four Bedroom Victorian House
- Period Features And Original Wood Flooring
- Well Maintained South East Facing Garden
- Bay Fronted Reception
- Ground Floor WC And Utility Room
- Bright Through Reception
- Spacious Kitchen Diner
- Great Location Close to the Popular Winchelsea Arches
- Stones Throw To Wanstead Flats

This elegant four-bedroom Victorian house blends generous proportions with timeless period detail, offering a setting that feels both welcoming and full of character. Original wood flooring runs throughout, complementing a bay-fronted reception and bright through living space that flows beautifully for everyday use. The spacious kitchen diner is ideal for gatherings, while a ground floor WC and utility room add modern convenience. Outside, the south-east facing garden offers a peaceful escape with plenty of room to enjoy the outdoors. With the lively Winchelsea Arches nearby and the wide green expanses of Wanstead Flats just moments away, the location balances city living with a real sense of open space.

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

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IF YOU LIVED HERE...

A handsome exterior blends period charm with timeless character, its warm brick façade framed by elegant sash windows and crisp white detailing. A tiled pathway leads to the deep-toned front door, setting the tone for the refined interiors within. Immediately inviting, this is a home with presence and grace. Step inside to a welcoming hallway with polished wooden floors and a neutral palette, where light flows in from the front door. The double reception is a wonderfully bright and expansive space, with a bay window to the front and double doors to the rear bringing a natural balance of light. Bespoke shelving and cabinetry frame twin fireplaces, adding both charm and style. Flowing through to the kitchen/diner, the space is beautifully arranged for everyday living and entertaining. Grey cabinetry and glossy white tiling sit harmoniously with a central island topped in natural wood, creating a striking focal point. Generous glazing frames views of the garden, while the adjoining utility room provides seamless access outside. A WC with distinctive wallpaper and warm wooden shelving adds further character. Outdoors, the south-east aspect garden is perfectly arranged, with lawn, patio and a decked seating area for al fresco dining, all bordered by mature planting that enhances privacy. Upstairs, the landing feels bright and airy, with built-in storage and a graceful balustrade. Four well-proportioned bedrooms include a main bedroom with

fitted wardrobes and leafy views from the rear. The bathroom is fresh and refined, combining patterned flooring with tiled walls, a full bath and overhead rain shower, making it a tranquil retreat. Surrounding streets offer a vibrant mix of independent spots and open green spaces, giving you the best of both worlds. Just a short stroll away, the Railway Arches are home to Joyau, Giovanna's Deli & Wine and the much-loved Wild Goose Bakery, perfect for weekend coffees, freshly baked pastries and evenings with friends. You'll also find The Pretty Decent Beer Co close by, while the newly opened Tamping Grounds is only a few minutes from your door, ideal for speciality coffee and brunch. Forest Gate's The Lanes brings boutique shops, bars and eateries, while The Holly Tree is a welcoming local pub known for its relaxed, family-friendly atmosphere. For nature, Wanstead Flats stretches out with wide green expanses forming part of Epping Forest. Nearby schools are excellent, with the outstanding Davies Lane Primary just over ten minutes' walk.

WHAT ELSE?

Getting around is effortless, with Wanstead Park station roughly ten minutes away, providing Overground connections into the city and beyond. Forest Gate station is also within easy reach at about fifteen minutes on foot, linking directly to the Elizabeth line for swift journeys into central London.



A WORD FROM THE EXPERT.....

"When I decided to move to Forest Gate a few years ago, I was drawn by the great housing stock, the green spaces of Wanstead Flats and the friendly, up-and-coming vibe of independent boutiques, eateries, and bars. I've spent many a happy weekend walking on the flats and in Wanstead Park. Often, I'll finish up with an all-trimmings roast at The Holly Tree or meet friends for a drink at Joyau. Or perhaps a fantastic curry from The Wanstead Kitchen. After living here for a while, you really start to feel happy and settled. I love the arty, independent feel of Forest Gate, and I get the impression I'm not the only one — it's something all the locals nurture and support."

BEN CHARLETON
E12 BRANCH MANAGER

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Reception Room
13'4" x 25'9"

Kitchen/ Diner
9'10" x 20'0"

Utility Room
6'4" x 5'8"

WC

Bedroom
6'6" x 10'11"



Bedroom
10'4" x 14'6"

Bedroom
11'10" x 8'5"

Bedroom
9'11" x 10'5"

Bathroom
5'10" x 9'1"

Garden
22'11" x 62'4"



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