

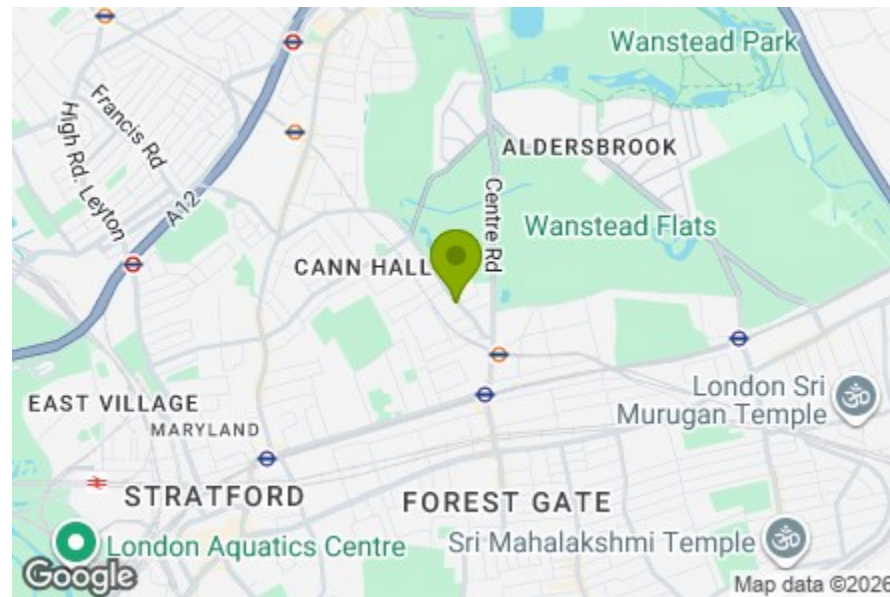


Kitchen / Reception Room
15'2" x 18'8"

Bedroom
9'5" x 7'6"

Bathroom
5'5" x 6'1"

Bedroom
10'1" x 14'9"



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		74	80
		EU Directive 2002/91/EC	



DAMES ROAD, FOREST GATE

Offers In Excess Of £340,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Flat
- First Floor Conversion
- Very Well Presented
- Open Plan Kitchen/Reception Room
- Loft Storage
- Close To Forest Gate And Wanstead Park Stations
- Short Walk To Wanstead Flats
- Great Location Close to the Popular Winchelsea Arches

A bright and well-proportioned two bedroom flat, arranged across the first floor of a Victorian conversion and presented in excellent order throughout. With around 644 square feet of thoughtfully arranged living space, an open plan kitchen and reception, and useful loft storage, this is a home designed with everyday living in mind. You're also wonderfully well placed here, within easy reach of Forest Gate and Wanstead Park stations, a short walk from the wide open greenery of Wanstead Flats, and close to the much-loved cafés, eateries and creative spaces of Winchelsea Arches.

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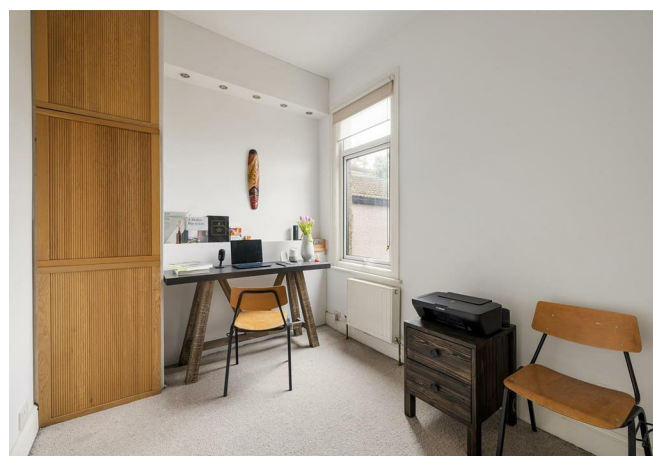
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IF YOU LIVED HERE...

Step inside and head up to the first floor where your main living space opens out at the front of the home. The open plan kitchen and reception room is a generous, light-filled setting with large windows bringing in plenty of daylight. It's a welcoming space with well-judged proportions, giving you room to cook, dine and relax all within one easy flowing layout.

Moving further through the home you'll find the bedrooms arranged along the hallway. The rear bedroom is a particularly spacious double, quietly set at the back of the property, while the second bedroom offers flexibility as a guest room, study or nursery. The bathroom sits centrally within the layout, neatly finished and practical for day-to-day living. Loft storage adds welcome extra space, keeping things organised while allowing the main rooms to remain calm and uncluttered.

WHAT ELSE?

- Forest Gate Station (Elizabeth Line) around a 10 minute walk for fast connections across London
- Wanstead Park Overground Station nearby for the Gospel Oak to Barking line
- Stratford easily reached for Westfield, Queen Elizabeth Olympic Park and further transport links
- Wanstead Flats just a short stroll away, perfect for morning walks or weekend picnics
- Winchelsea Arches close by with favourites including Pretty Decent Beer Co. and Wild Goose Bakery
- Independent cafés, bakeries and restaurants along Forest Gate's growing food scene
- A strong local community feel with regular markets and events
- Well regarded local schools nearby



A WORD FROM THE OWNER...

"We have lived in this flat for 13 years, and it has been the backdrop to so many fond memories we have created. Over more than a decade, we've seen how Forest Gate has transformed into a great community. For us, the location offers the perfect "London balance". We are just a 2-minute stroll from the wild expanse of Wanstead Flats, where a long walk or a hike toward Epping Forest always feels like a total reset from city life. Yet, we remain incredibly connected; thanks to the Elizabeth and Suffragette Lines, we are less than half an hour from central London. The neighbourhood is full of character and independently owned businesses. We love the ritual of a local coffee, a hearty Sunday roast, or a quick stop for fried chicken (my ultimate guilty pleasure!). Under the railway arches you will find true hidden gems, housing everything from craft wine bars, artisanal bakeries and coffee shops to vibrant community meet-ups. This hasn't just been a property; it has been a well-loved home for a very long time. We've loved living here, and as we move on, we hope that the next owner(s) find as much joy and connection here as we have."

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