

Ground Floor

Total Area: 46.1 m² ... 496 ft²

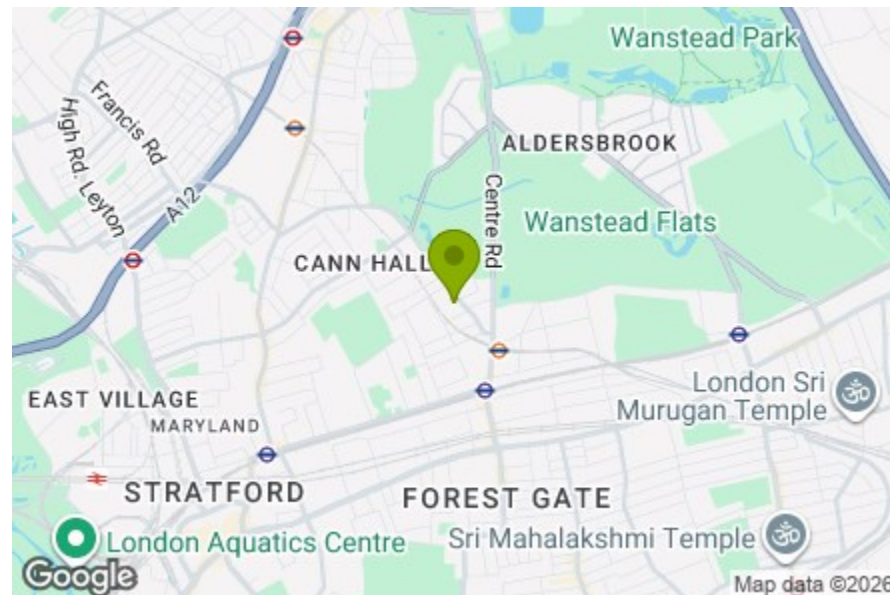
All measurements are approximate and for display purposes only

Reception Room
13'11" x 11'5"

Bathroom
8'11" x 5'6"

Kitchen
11'3" x 8'10"

Bedroom
10'8" x 10'8"



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		70	78
		EU Directive 2002/91/EC	



DAMES ROAD, FOREST GATE

Offers In Excess Of £375,000 Share of Freehold
1 Bed Flat



Features:

- One Bedroom Period Conversion
- High Ceilings
- Recently renovated
- Off Road Parking
- Close to Wanstead Flats
- Ground Floor
- Close to Forest Gate Station
- Original Features

A light-filled and characterful one bedroom apartment set on the ground floor of an elegant period conversion on Dames Road. Recently renovated and thoughtfully refreshed, this is a home that balances original charm with clean, considered updates. You are just moments from the wide open greenery of Wanstead Flats and within easy reach of Forest Gate Station, making this a well connected yet peaceful base in E7.

With high ceilings, generous proportions and off road parking to the front, the apartment feels both practical and quietly impressive from the outset. Original features remain in place, adding texture and warmth to the freshly finished interiors.

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E8, E9, E5, N16, E3 & E2
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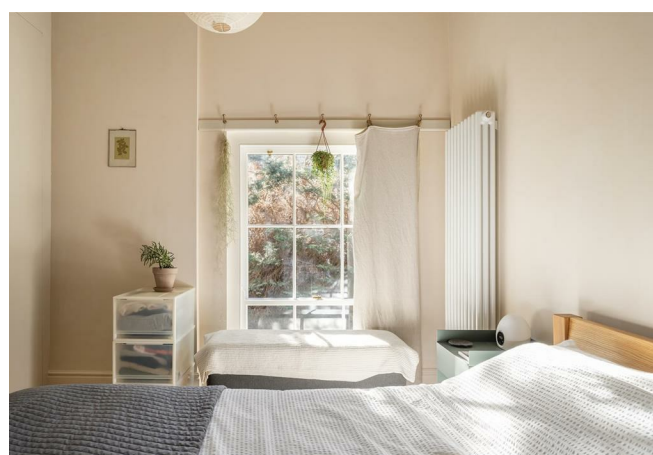
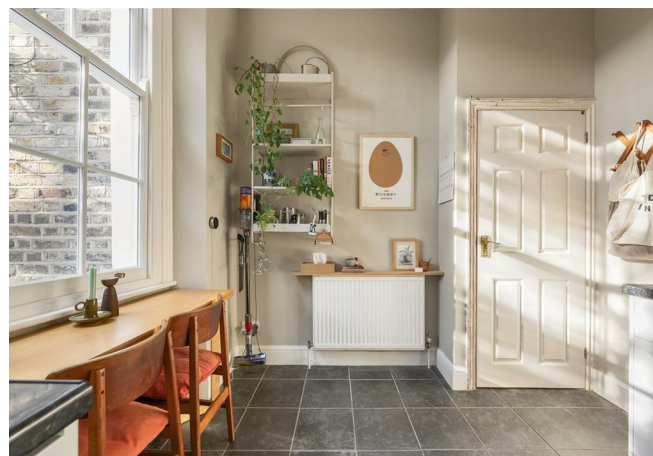
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IF YOU LIVED HERE...

You would step into a bright and welcoming living space where those high ceilings really come into their own, drawing light in through large sash windows and creating a sense of openness throughout. The recent renovation has introduced calm, neutral tones and carefully chosen finishes that sit comfortably alongside the home's period details. The layout flows easily, with the reception room offering ample space to relax, host friends or set up a dedicated work corner without feeling crowded.

The bedroom is well proportioned and peaceful, positioned to the rear for a restful night's sleep. The kitchen and bathroom have both been updated with a clean, unfussy approach that complements the building's original character rather than competing with it. Being on the ground floor adds a feeling of ease to day to day living, and the convenience of off road parking is a rare and welcome addition in this part of Forest Gate.

WHAT ELSE?...

Wanstead Flats is just a short walk away, offering acres of open green space for morning runs, weekend picnics or a wander beneath open skies.

Forest Gate Station is within easy reach, with the Elizabeth line providing swift connections across London and beyond.

Your local favourites could soon include coffee at Tamping Grounds, pastries from Wild Goose Bakery, seasonal plates at The Holly Tree, a relaxed evening at Joyau Wine Bar, pints at Pretty Decent Beer Co, or a cosy supper at Leytonstone Tavern.



A WORD FROM THE OWNER...

"This is a true sanctuary where you feel safely tucked away amongst the trees. Being away from the road, offers a genuine sense of quiet and calm.

I instantly fell in love with the period charm of the building, especially the high ceilings and large sash windows which let in so much light. Following a comprehensive renovation, including new flooring and a refurbished bedroom and bathroom, the flat is now a perfectly peaceful home.

Our unique, characterful building, dating back to the 1840s, is run by the residents who have formed a great community, actively managing and maintaining the property and its grounds.

As a nature lover, the location is unbeatable. We are the gateway to Epping Forest, with Wanstead Flats, Wanstead Park, and West Ham Park all nearby. The thriving Forest Gate community is just a short stroll away, offering excellent local gems like Wild Goose Bakery and The Holly Tree, plus independent

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