

For memories made
and memories to come.

Ramsay Road, Forest Gate E7

- ◆ Three-bedroom Victorian house
- ◆ Two bathrooms (one WC)
- ◆ 23-foot garden with shed
- ◆ Dining kitchen
- ◆ Double glazing & bay windows
- ◆ Close to Wanstead Flats
- ◆ Nearby Underground and Overground
- ◆ Close to bus routes

Fresh and modern with nicely proportioned rooms and calming décor, this welcoming three-bedroom Victorian home is located on the doorstep of Wanstead Flats, Leytonstone town centre and Forest Gate, close to green spaces and good transport links.

Set on a friendly, tree-lined one-way street, the house greets you with a sandy yellow London Stock exterior and cream-painted lintels, sills and foliage-topped capitals to the bay window columns. A low brick wall with a metal gate shields a front garden, while the path leads to a recessed porch and grey painted timber panelled door with a charming cat-detail glazed panel and transom above.

STEP INSIDE

Step into the hallway, where grey-green walls with lovely dado-height mint-white shiplap panelling rise to a coved ceiling with a rose and pendant fitting. There's a radiator with a decorative cover, while warm-toned engineered wood flooring begins and leads through an oak four-panelled door with a brass handle to the reception room on your right.

This sunny, dual-aspect space is bathed in light from a bay to the front and a tall casement window with views out to the side return courtyard. Grey-green walls meet a coved ceiling with central roses and sage green conical pendant lights, and there's also a pair of radiators (one with a decorative cover). To the rear is a rendered fireplace, while at the front, a gas fire with

“White walls provide the backdrop to cream modern shaker-style cabinetry by Howdens.”

“A cast-iron fireplace with a stripped timber surround and black stone hearth creates an elegant focal point.”

a stripped timber surround and black slate hearth creates an elegant focal point.

Returning to the hallway, you'll pass a storage cupboard and a door to an understairs WC with blue-green metro tiled walls, a corner basin and a loo.

Continue into the kitchen, where the oak flooring switches to practical wood-effect laminate. Filled with light from a rear-facing window, a glazed door to the garden and a wide side-facing bay (with a radiator beneath), it has plenty of space for cooking and dining.

White walls provide the backdrop to cream modern shaker-style cabinetry by Howdens, newly installed in 2020. Fitted with brushed chrome bar handles, they're paired with a

classic black quartz-look laminate worktop and a glossy white metro-tiled splashback. Spotlights run overhead, and an additional pendant adds atmosphere in the dining area.

A stainless-steel sink with integrated drainer and chrome mixer tap sits beneath the rear window. Integrated appliances include a Lamona oven, a microwave, a five-burner gas hob with steel and glass overhead extractor, and a Lamona fridge-freezer. There's also space and plumbing for a dishwasher and washing machine, and the boiler is discreetly housed here, too.

Back in the hallway, the staircase features soft green carpet, white painted spindles and a beautifully restored polished wood banister rail. Head to the first floor, where the wall panelling continues. Overhead is a hatch to the loft – recently boarded and insulated, ideal for extra storage. There is potential to extend into the loft space, as many neighbouring houses have done (subject to the necessary planning approval).

The carpet flows into the primary double

bedroom. Running the width of the front of the house, it's lit by two tall windows fitted with custom Venetian blinds and curtains. White-painted walls add to the restful vibe, while other details include a pair of radiators and a pendant fitting.

The second carpeted double bedroom lies adjacent. It has a similarly calm feel, with white walls and a window (with a bespoke Venetian blind and a radiator beneath) and curtains looking out to the side return.

You'll find the family bathroom towards the rear, with square white tiles in brick formation to the walls, and wood-look flooring underfoot. Lit by a pair of frosted windows, it contains a bath with under storage (accessed by a sliding door), a rainfall shower, telephone taps and a frameless glass screen. A basin with chrome mixer tap and a close-coupled loo – all from Victorian Plumbing – complete the suite. There's also a mirrored cabinet, a handy shaver point, and a traditional-style chrome towel rail radiator.

The third bedroom shares a similar décor

scheme to the other two and enjoys views of the garden through a casement window fitted with a bespoke Venetian blind and curtains to match those elsewhere.

OUTSIDE

Extending to 23-foot, the garden is enclosed by slatted timber fencing. The sun hits in the afternoons and remains for the rest of the day, while the surrounding mature trees offer dappled shade.

A slate-paved patio seating area leads to an artificial lawn framed with aged railway sleepers. The borders are filled with plants such as ceanothus (California lilac), mahonia, and Acer (Japanese maple). At the rear, a useful storage shed has been painted a pretty pale aqua.

“The primary bedroom is lit by two tall windows fitted with custom Venetian blinds, while white-painted walls add to the restful vibe.”

Double reception





Double reception





Double reception



Entrance hall



Dining kitchen





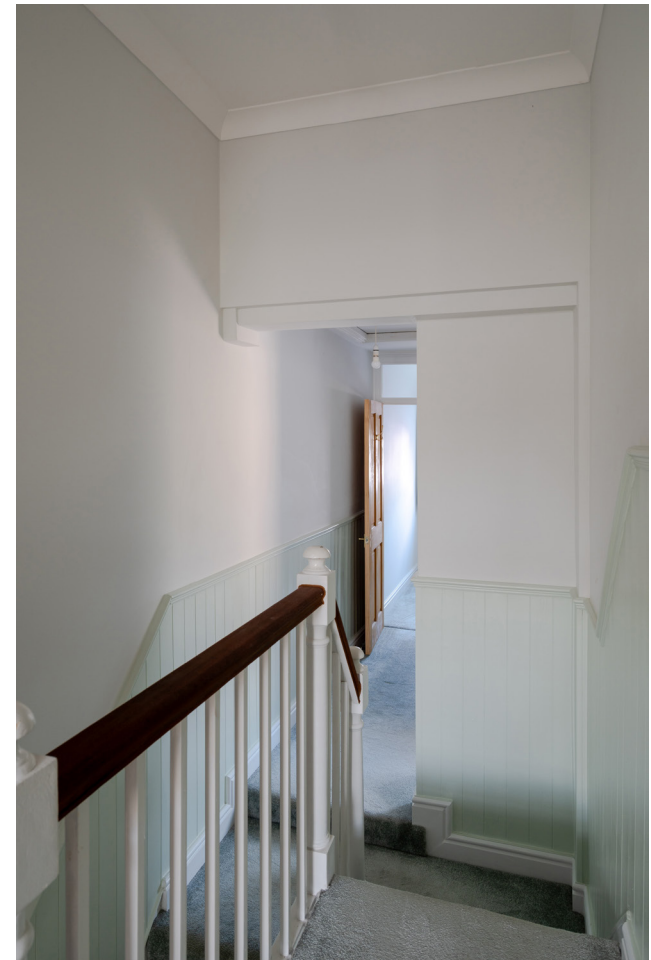
Bathroom



Bedroom



First floor landing



Bedroom



Bedroom



Garden



Front of house



Ramsay Road, Forest Gate E7

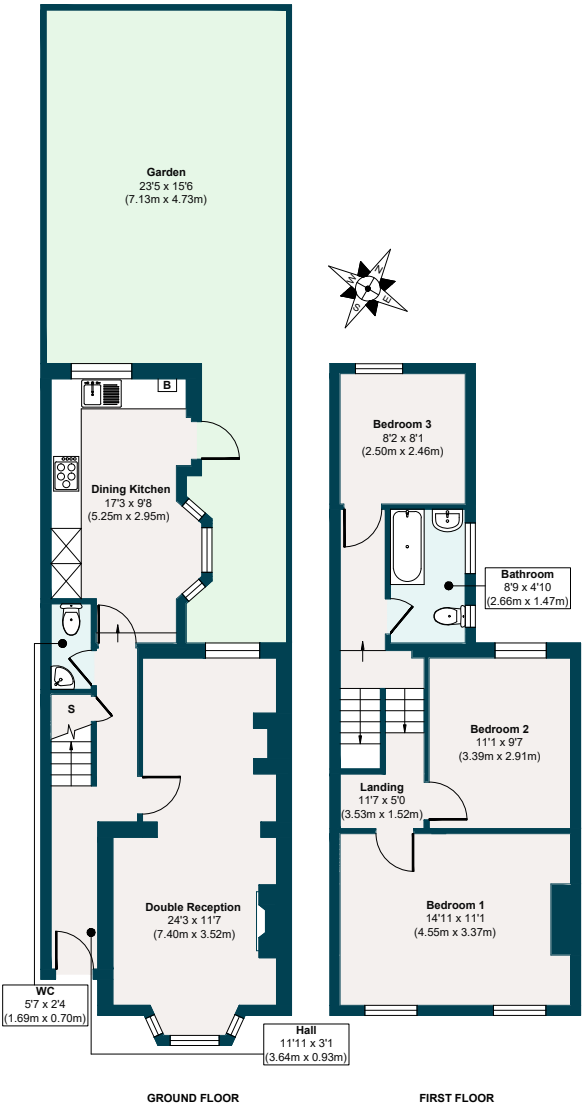
APPROXIMATE FLOOR AREAS

Ground Floor
495 SQ. FT
(46.02 SQ. M)

First Floor
491 SQ. FT
(45.67 SQ. M)

Gross Internal Floor Area
986 SQ. FT
(91.69 SQ. M)

Illustration for identification purposes only, measurements are approximate, not to scale.



The neighbourhood

GETTING AROUND

Leytonstone High Road (Overground) is 18 minutes on foot. Leyton Underground for the Central line is just a short walk away (23 minutes), with the Elizabeth line available in the other direction at Maryland and Forest Gate rail stations – also walkable (both 19 minutes). From here, it's just a short journey to Liverpool Street and one stop from Stratford's major interchange with the DLR, Central and Jubilee lines, along with shopping, cinema and food at Westfield and East Village. Various local bus stops run regular services to Stratford, with the No. 58 being the closest—only a 5-minute walk.

IN THE NEIGHBOURHOOD

Ramsay Road is part of a pocket of Victorian streets between the lower end of High Road Leytonstone and the wonderful Wanstead Flats – a walking, jogging and mountain-biking paradise that acts as a gateway to Epping Forest. Nearby Harrow Road playing fields – a gateway to sprawling green space, ponds and woodland – are also just a 15-minute stroll away.

Alternatively, head to Langthorne Park for pools, wildlife, basketball courts, a play park and an outdoor gym. You are also



just 1.3 miles from the Olympic Park with all it has to offer.

Within an eight-minute walk is the lovely Leytonstone Tavern (check out the fantastic burgers and roasts) and the new coffee shop Tamping Grounds – both particularly recommended by local sellers – as well as Kotch for pizza, and The Rookwood Village pub with its stylish interior, deck and electronic darts. Winchelsea Road's artisanal food and drink scene is just 10 minutes away, with standouts including The Wanstead Tap, Rambles Café, and Wild Goose Bakery for custard tarts.

The High Road is just over ten minutes on

foot, and has many cafés and convenience stores at its southern end. If you like traditional Neapolitan pizza, check out Bocca. Also recommended are Sunday roasts at the Holly Tree pub, after-work drinks at Mammoth taproom, the Leytonstone arts trail, and the weekly local farmers' market beside Cann Hall Park, with its coffee shop, play areas and skatepark. Our local sellers often suggest a visit to Noted Eel & Pie House, Back to Ours for a great flat white, and Dina Wines for interesting bottles and pop-up chef residencies.

Besides food and drink, there are plenty of local activities for families to enjoy. Some of the most popular include Can Club children's café; Leytonstone and Leyton

Leisure Centres for swimming, local five-a-side football, park runs, and running clubs; and Fitness Hub East, E7 Movement, and Pause yoga studio (all within walking distance).

You'll find Harrow Road Medical Centre close by, located in Triangle House.

SCHOOLS

The popular Jenny Hammond Primary School is five minutes on foot, while Buxton Primary & Secondary School is reachable in four (both rated 'Good' by Ofsted), and Davies Lane Primary School ('Outstanding') is an 18-minute walk away. Nearby nurseries often recommended by local sellers include The Arches Nursery.

A note from the owners

“We’ve loved living in this house. The neighbourhood is friendly; there are lots of good places to eat and drink nearby; and we particularly enjoy being so close to Wanstead Flats.”



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