

Total area: approx. 123.3 sq. metres (1327.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines  
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## Ramsay Road, Forest Gate

Asking Price £595,000 Freehold

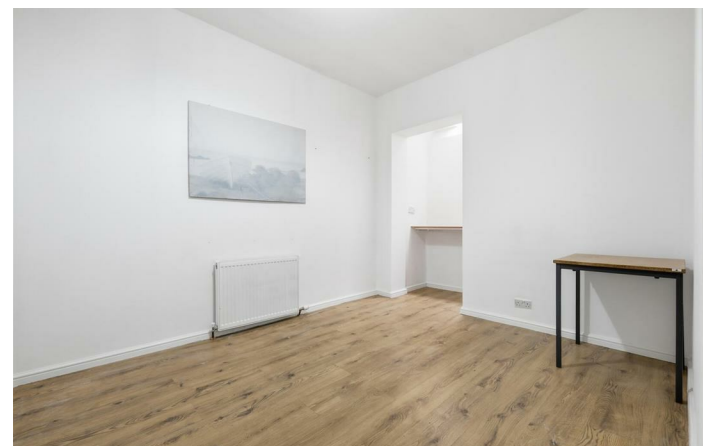
- Victorian house
- Two bathrooms
- Large outbuilding
- Three bedrooms
- Chain free
- 0.9 miles to Forest Gate Station and Wanstead Park Station

# Ramsay Road, Forest Gate

**\*SOLD BY PETTY SON & PRESTWICH\*** Situated within the highly sought-after Forest Gate 'Lanes', in the heart of Forest Gate, Petty Son & Prestwich are delighted to present this attractive three-bedroom Victorian terraced home.



Council Tax Band: C



**\*SOLD BY PETTY SON & PRESTWICH\*** Offering generous living space, characterful features, and exciting potential for further development (STPP), this property represents an excellent opportunity for a range of buyers. Boasting charming kerb appeal, the property's classic Victorian façade sits proudly along a desirable residential turning.

Offered chain-free and on a freehold basis, it is ideally suited to those seeking a well-located home with scope to personalise and enhance. The location is a particular highlight, being within close proximity to the ever-popular Winchelsea Arches, known for its vibrant selection of independent cafés and businesses. The expansive open green spaces of Wanstead Flats are also nearby, perfect for leisure, recreation, and family outings.

Internally, the property comprises two well-proportioned reception rooms. A side extension has created an open-plan kitchen/dining area, with further potential to extend to the rear (subject to the usual planning permissions).

Upstairs, there are three bedrooms, along with access to a loft space offering excellent storage. The home benefits from a first-floor shower room in addition to a ground-floor bathroom, making it well-suited to families or rental investment.

Externally, the rear garden includes a useful outbuilding, ideal for storage, a workshop, or potential home office (subject to any necessary consents).

The property is conveniently located for excellent transport links, with Forest Gate Station and Wanstead Park Station both approximately 0.9 miles away and Leytonstone Underground Station just over a mile away, both providing swift and easy access into Central London.

EPC Rating: E50

Council Tax Band: C

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

**Reception Room**

11'2" x 11'10"

**Sitting Room**

11'2" x 9'2"

**Dining Room/Kitchen**

16'9" x 10'6"

**Bedroom**

11'10" x 8'10"

**Bedroom**

15'9" x 9'10"

**Bedroom**

10'6" x 8'10"

**Loft Room**

11'5" x 12'3"