
Ramsay Road, Forest Gate E7

- ◆ Charming renovated Victorian house
- ◆ Three double bedrooms
- ◆ 18-foot southeast-facing garden
- ◆ Garden studio
- ◆ Light-filled dining kitchen
- ◆ New double-glazed windows
- ◆ Bespoke storage solutions
- ◆ Close to Wanstead Flats & bus routes
- ◆ Nearby Underground and Overground

Light, bright and with a lovely feel and flow, this welcoming three-bedroom Victorian home is located on the doorstep of Wanstead Flats, Forest Gate and Leytonstone town centre, close to green spaces and good transport links.

Thoughtfully renovated by the current owners over the last few years, improvements include reconfiguring the downstairs layout for an open-plan feel; undertaking a partial rewire with new sockets and switches; installing a new boiler (2022) and stylish column-style radiators; replacing all of the rear windows; and refurbishing the period timber internal doors. A new kitchen and

bathroom were fitted, and the property was also redecorated throughout in a calming, cohesive heritage palette of soft white, blush pink and inky blue.

Set on a friendly, tree-lined one-way street, the house greets you with a white rendered frontage and wide double-glazed windows. A metal gate in a low brick wall shields a paved front garden, while a terracotta-tiled path leads to a recessed arched porch and a midnight blue, part-glazed, four-panelled front door, with chrome furniture and transom.

STEP INSIDE – CONSIDERED COMFORT

Step into the hallway, where walls in ‘Plaster Pink’ by Farrow & Ball rise to a coved ceiling with a pendant fitting.

“Lit by a gently curved front-facing bay, the walls and woodwork have been painted in dramatic ‘Hague Blue’ by Farrow & Ball.”

“Beautiful light spills in from a large central lantern over the dining area.”

Warm-toned oak laminate flooring begins and leads through into the open-plan heart of the home, before you take the Crittall-style door into the separate living room on your right. Lit by a gently curved front-facing bay, the walls and woodwork have been painted in dramatic ‘Hague Blue’ by Farrow & Ball, creating a snug-like vibe, ideal for cosy evenings in. You’ll also find a pendant fitting and a modern radiator.

‘Plaster Pink’ walls then invite you into the second reception, currently set out as a family room and playroom. Well-planned bespoke storage is a feature throughout the home, and here you’ll find cabinets and shelves in the alcoves, alongside clever

custom coat and shoe cupboards and inbuilt drawers under the stairs. To one side, a window with a bespoke oatmeal Roman blind sits above a column-style radiator, filling the space with light.

Step down to the dining kitchen, where the oak-toned flooring continues, adding warmth to the whitewashed walls. During the daytime, sunshine spills in from a large central lantern over the dining table, a side-facing, anthracite-grey-framed window with a sage-trimmed neutral Roman blind, and triple bifold doors leading out to the garden.

The smart navy blue modern shaker-style cabinetry is by Howdens. Fitted with antique brass knobs and cup handles, it pairs with a marble-look quartz worktop and a stylish splashback with terracotta and white glossy tiles. An industrial-style triple-glass dome light runs overhead, with additional matching wall fittings that add

atmosphere in the spacious dining area.

There is a handy double butler-style sink and chrome mixer tap with pull-out hose, while integrated appliances include an Indesit double oven and Zanussi five-burner gas hob with stainless steel extractor, a Lamona wine fridge, a Hotpoint dishwasher, and a Hoover washer/dryer. There's also space for a large freestanding fridge-freezer.

Head upstairs via a white painted staircase with a neutral ribbed wool runner to the first floor, where the carpet flows into the primary bedroom. Spanning the full width of the front of the house, the room's two windows bathe the crisp white walls and ceiling in a wonderful warm light in the mornings. A bank of full-height bespoke wardrobes with louvred doors runs along one wall, while other details include a rendered fireplace, a column-style radiator, and a central pendant light.

The second carpeted double bedroom lies adjacent. It has a similarly calm feel, with white walls, a window with a bespoke neutral Roman blind, and a column-style radiator beneath. The whitewashed, exposed-brick chimney breast is a lovely feature, flanked by custom-built cabinetry, shelves, and a clothes rail in the alcoves.

Moving towards the rear of the house, an attractive timber chevron sliding door opens to the family bathroom. Remodelled in 2022, it has a modern-meets-traditional feel, with glossy white metro tiles in brick formation to the walls, and charcoal tiles underfoot.

“The smart navy blue modern shaker-style cabinetry is fitted with antique brass knobs and cup handles.”



A bath with a rainfall shower, a separate shampoo attachment, and a frameless glass screen sits below a frosted window. At the same time, a statement double-width sink with chrome stand and traditional mixer tap is both a stylish and practical addition. There is a black heated towel rail radiator and a pair of reeded wall lights. A close-coupled loo completes the suite.

Enjoying views out to the garden through a window with a column-style radiator beneath, the third double bedroom's walls and ceiling have been colour-drenched in 'Tuscan Red' by Little Greene for a fabulously cocooning feel.

OUTDOORS – SPACE TO GROW

With its ideal southeast-facing aspect, the garden is a brilliant suntrap in spring and summer. The 18-foot patio – designed for entertaining – has been paved with limestone (further tiles are included

should you wish to repave the front garden to match). Meanwhile, a long rendered planter contains mature shrubs, including Rhododendron and hebe.

To the rear is a fantastic 123-square-foot (approx.) garden studio. Extending to 18 feet, with a double-glazed window and door, the walls and ceiling have been painted with beautiful Bauwerk limewash, while the floor is a neutral-toned concrete resin. With power, hardwired internet and built-in storage running the length of one wall, it's currently used as a home office and gym, but would make an equally versatile playroom, teen hangout, art or yoga studio.

“The whitewashed exposed brick chimney breast is a lovely feature, flanked by custom-built cabinetry.”



























































Ramsay Road, Forest Gate E7

APPROXIMATE FLOOR AREAS

Ground Floor

630 SQ. FT (58.56 SQ. M)

First Floor

438 SQ. FT (40.73 SQ. M)

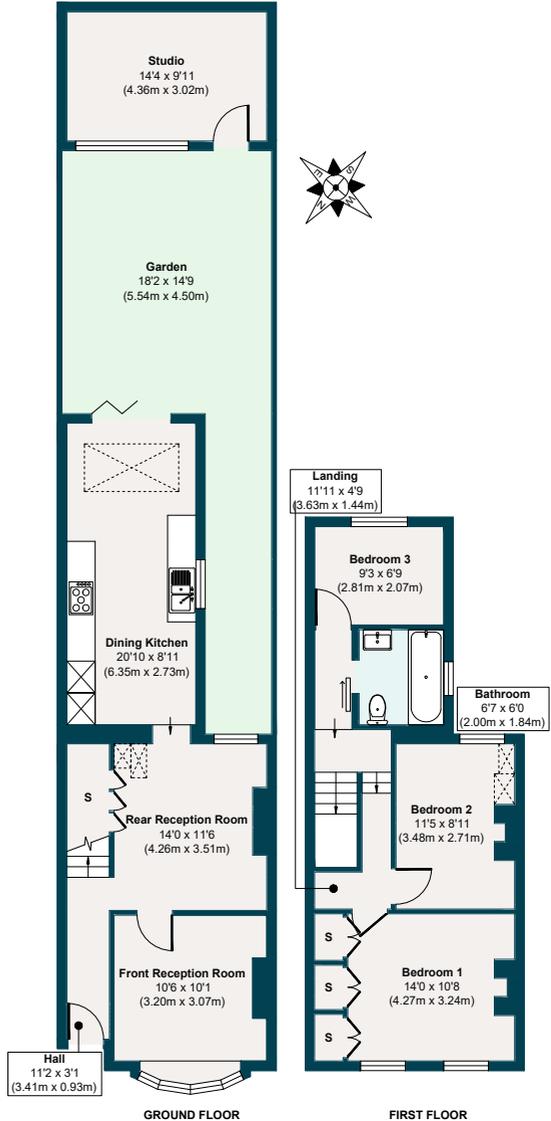
Gross Internal Floor Area (Including Studio)

1068 SQ. FT (99.29 SQ. M)

Gross Internal Floor Area (Excluding Studio)

945 SQ. FT (87.79 SQ. M)

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



The neighbourhood



GETTING AROUND

Leytonstone High Road (Overground) is 17 minutes on foot. Leyton Underground for the Central line is just a short walk away (25 minutes), with the Elizabeth line available in the other direction at Forest Gate and Maryland rail stations – also walkable (18 and 21 minutes respectively).

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 few minutes' 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 a seven-minute walk you'll find a superb selection of independent local favourites, including the ever-popular Leytonstone Tavern (check out the fantastic burgers and roasts), specialty coffee shop Tamping Grounds, Wanstead Kitchen (popular Indian takeaway) and Earl's for great sandwiches – all particularly recommended by the current 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 under 10 minutes away, with standouts including Wild Goose Bakery for custard tarts and Joyau wine bar.

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 Bocca. Also recommended: after-work drinks at Mammoth taproom, the Leytonstone arts trail, and Cann Hall Park, with its coffee shop, play areas and skatepark. Our local sellers often suggest a visit to Noted Eel & Pie House and Back to Ours for a great flat white.

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 also find Harrow Road Medical Centre close by, located in Triangle House.

SCHOOLS

The popular Jenny Hammond Primary School is seven minutes on foot.

Buxton Primary & Secondary School is reachable in three (both rated 'Good' by Ofsted), and Davies Lane Primary School ('Outstanding') is a 16-minute walk away. Nearby nurseries often recommended by local sellers include The Arches Nursery and N Family Club in the Olympic Park.

“Head to Langthorne Park for pools, wildlife, basketball courts, a play park and an outdoor gym.”

A note from the owners

“There’s so much we love about this house – the morning light in the main bedroom; the suntrap garden through spring and summer; and cosy evenings in the snug through winter. When we purchased it, it hadn’t been renovated in many, many years and was a true project. We worked night and day to make it into the family home that it is today. We’re only selling as we’re moving out of London – the house and area will be very much missed!”



EELEVEN

Design-conscious estate agency.

eeleven.co.uk | 020 8539 9544