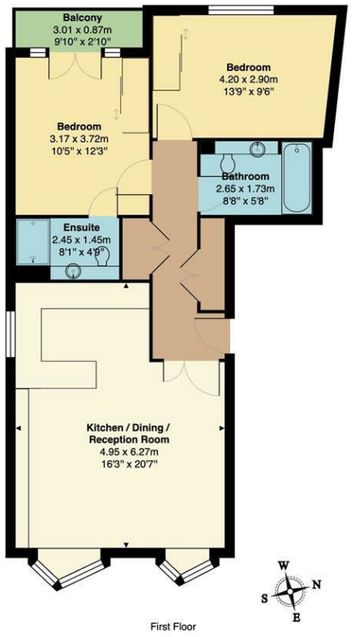


First Floor

Total Area: 71.4 m² ... 769 ft² (excluding balcony)

All measurements are approximate and for display purposes only

Kitchen / Dining / Reception Room
16'2" x 20'6"

Bedroom
10'4" x 12'2"

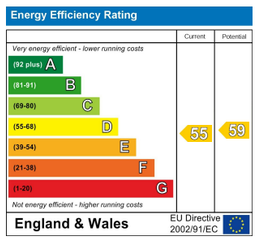
Ensuite
8'0" x 4'9"

Balcony
9'10" x 2'10"

Bedroom
13'9" x 9'6"

Bathroom
8'8" x 5'8"





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NEW WANSTEAD, WANSTEAD

Offers In Excess Of £500,000 Leasehold

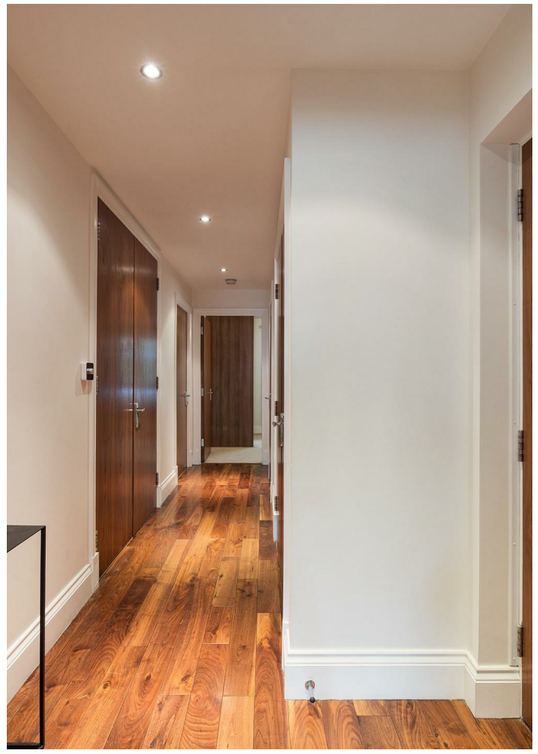
2 Bed Flat

Features:

- Two Bedroom Apartment
- First Floor
- Well Presented Throughout
- Open Plan Kitchen Reception
- Two Double Bedrooms
- Two Bathrooms
- Small Well Maintained Block With Private Balcony
- Central Wanstead Location
- Short Walk To Snaresbrook Station And Wanstead High Street
- Chain Free

Set on the first floor of a small, well maintained development, this thoughtfully presented two bedroom apartment offers bright, contemporary living in the heart of Wanstead. With Snaresbrook Station and Wanstead High Street both just a short walk away, you're perfectly placed for independent cafés, restaurants, green spaces and excellent transport connections, all while enjoying a peaceful residential setting.

REQUEST A VIEWING
0203 397 2222



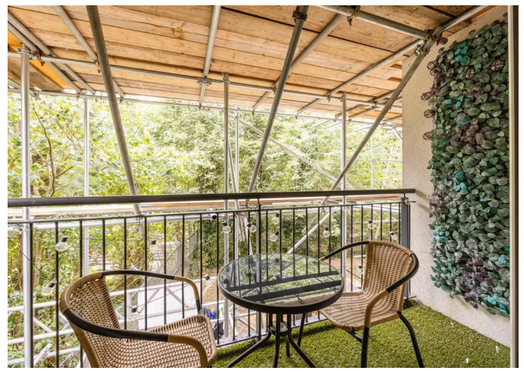












IF YOU LIVED HERE...

Stepping inside, the welcoming hallway leads through the apartment, with the generous open plan kitchen, dining and reception room sitting at the front. Large bay windows draw in plenty of natural light, while soft neutral décor and bespoke open shelving create an inviting backdrop for everyday life. The kitchen is smartly arranged in a practical U-shape, with sleek cabinetry, integrated appliances and a breakfast peninsula that naturally separates the cooking and living areas without interrupting the flow of the space.

The two double bedrooms are positioned at the opposite end of the apartment for a sense of privacy. The principal bedroom benefits from fitted wardrobes, its own ensuite shower room and direct access to the private balcony, creating a lovely spot to enjoy a quiet morning coffee or unwind at the end of the day. The second bedroom is another comfortable double, served by the contemporary family bathroom with a bath and overhead shower. Beautifully maintained throughout, the apartment is ready to move straight into and offers a well considered layout that suits both day to day living and entertaining.

WHAT ELSE?

· Wanstead High Street is moments away, with favourites including Provender, Bare Brew and La Bakerie, alongside an excellent selection of independent shops and restaurants.
· Christchurch Green and the wider green spaces of Wanstead Park are both within easy walking distance, offering plenty of room for weekend walks and time outdoors.
· Snaresbrook Station is a short stroll away, putting the Central line within easy reach for straightforward journeys into Stratford, Liverpool Street, the West End and beyond.



A WORD FROM THE EXPERT...

"Being a country girl at heart, for me Wanstead is the perfect blend of village/city living. With excellent transport links into the city, I often meet up with friends to explore the wonders of London. But I also enjoy going for long, leafy walks with Hollow Ponds and Wanstead Park on my doorstep.
I was first attracted to Wanstead by its charming High Street, lush green spaces and choice of excellent schools. Since moving here, I have discovered some new favourites — for breakfast La Bakerie, lunch at Otto and The Duke for the best roast around.
I love to stay active, and here in Wanstead you have lots to choose from. From organised yoga at Christ Church Green, personal training sessions at Target Fit or jogging around the various nature trails of Epping Forest.
There is a great sense of community here in Wanstead, with informative Facebook groups, street parties, a monthly farmers' market and the local jumble trail. I have made many friends locally, there is a genuine community spirit here and I am proud to call Wanstead my home."

KYLI CLAYTON
E11 ASSISTANT BRANCH MANAGER

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