

Blake Hall Road,

Wanstead, E11



Theydons.

HOME STORY

Tucked away in the charming Wanstead E11, this impeccably presented two-bedroom first-floor flat invites you to enjoy the very best of East London living. Just a short stroll from the open greenery of Wanstead Flats – perfect for weekend picnics or morning runs – the location offers a rare balance of tranquillity and connectivity. With Wanstead Central Line station just moments away, commuting into the City or West End is seamless, and a network of local bus routes and scenic cycle paths means you're effortlessly connected in all directions.

But it's the lifestyle on your doorstep that truly sets this location apart. Wanstead High Street, just a gentle walk away, is a local gem brimming with charm and character. Start your morning with a flat white from Gail's Bakery, pick up fresh ingredients or a treat from M&S Food, and wind down in one of the many independent cafés, stylish bars, or much-loved eateries. Whether you're after artisan pastries, boutique browsing, or a relaxed brunch spot with friends, this is a neighbourhood that makes everyday living feel just a little bit special.



RESIDING HERE

Welcome In

Entered via a smart communal entrance, a staircase leads you to your own front door and welcoming hallway. At the front of the home, the second bedroom awaits — a serene space featuring a classic bay window that floods the room with natural light, and fitted wardrobes that offer both style and function.

The Heart of the Home

As you wander further in, you'll find a sleek and stylish bathroom, the perfect place to unwind after a long day. This home then opens into a bright and airy living and dining area. With generous proportions and a warm, inviting feel, it's the heart of the home — ideal for relaxed evenings in or get-togethers with friends.

Effortless Everyday Living

The fitted kitchen is tucked further along the hallway, complete with integrated oven, hob, and dishwasher — everything you need for effortless everyday cooking or weekend entertaining. There's also convenient access to a small loft space via a discreet hatch, offering additional storage options.



At the rear, the main bedroom is a calm and elegant retreat, finished with soft carpeting underfoot and sleek fitted wardrobes designed with integrated shelving and shoe storage — a touch of luxury in your daily routine.

A Breath of Fresh Air

Beyond the walls, residents enjoy access to beautifully maintained communal gardens — a quiet outdoor space to relax, read, or catch a bit of sunshine in a peaceful, green setting.

THE STORY CONTINUES...

Walking distance to local amenities & shopping

Great access to Wanstead Golf & Cricket clubs

Close to road links incl. A12, A406 & M11

George Green close by



FINER DETAILS

Asking Price £450,000

Lease: 999 years from 1 April 1978

Leasehold – Share of Freehold

Ground Rent: N/A

Service Charge: £1,800 per annum

Council Tax Band: C



HOME FEATURES

- Charming two-bedroom first floor flat
- Leasehold- Share of Freehold
- Close to local amenities & main shopping areas
- Great access to transport links incl. Central Line tube station
- Inviting entrance hallway
- Two good size bedrooms
- Fitted wardrobes to both bedrooms
- Serene bathroom suite
- Spacious living / dining area
- Fitted kitchen incl. integrated oven & hob
- Access to communal garden
- EPC Rating C



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 738 sq. ft / 68.54 sq. m

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ROOMS

- Living / Dining Room 18'9 x 14'1 (5.70m x 4.27m)
- Bedroom One 11'10 x 11'8 (3.60m x 3.55m)
- Bedroom Two 10'11 x 10' (3.30m x 3.03m)
- Fitted Kitchen 9'7 x 7'9 (2.92m x 2.35m)
- Bathroom Suite

HOME GALLERY





Note From Owner...

"Blake Hall Road is well situated for the A406, M11 which are a couple of minutes drive away. Wanstead Park is a short stroll away and Westfield for all my retail therapy is a short bus ride away. As Wanstead High Street is just a 6 minute walk I'm often meeting friends for coffee or brunch in one of the many eateries and now that we have the George & Dragon it's even better.

Being at the back of the house gives me the afforded pleasure of being quiet and away from the road. I hardly hear any traffic. I've been very spoilt living here and during lockdown I would take my laptop into the garden and work out there."





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presented two-bedroom
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