

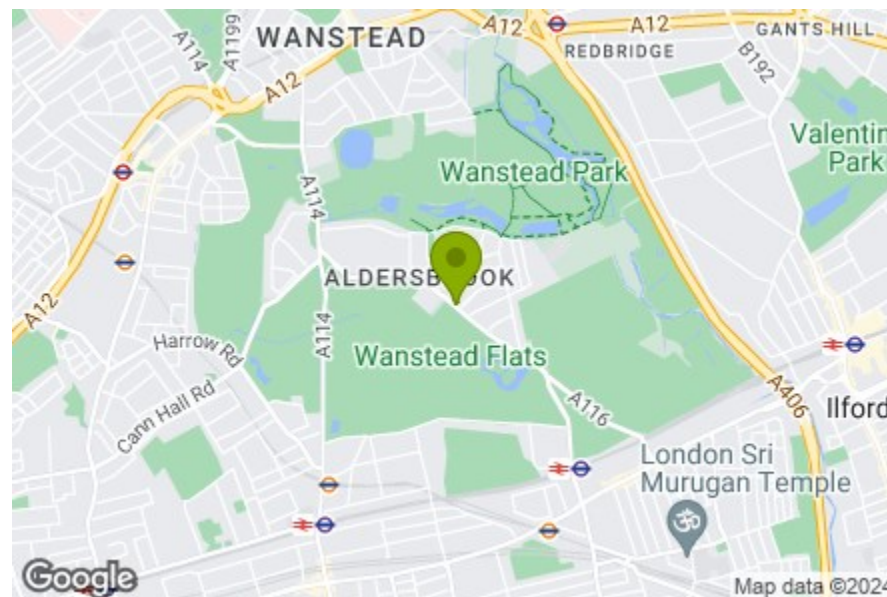
Kitchen/Reception Room
18'5" x 12'5"

Bedroom
12'0" x 9'4"

Bedroom
9'5" x 8'9"

Bathroom
7'10" x 6'5"

Garden
approx. 31'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



ALDERSBROOK ROAD, WANSTEAD

Offers In Excess Of £450,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Victorian Ground Floor Conversion
- Two Double Bedrooms
- Recently Renovated
- Views over Wanstead Flats
- Shared Garden
- Sought After Aldersbrook Estate
- Close to Wanstead Park
- Short walk to Forest Gate Station

A lovely two bedroom ground floor conversion in the coveted Aldersbrook Estate. Set in a lushly green location overlooking the beauty spot of Wanstead Flats, this smart flat has been recently refurbished and is beautifully presented. With two double bedrooms and a large shared garden, as well as being in close proximity to Manor Park, this enticing apartment is ideal for commuters, young families and those wanting to get a foot on the property ladder.

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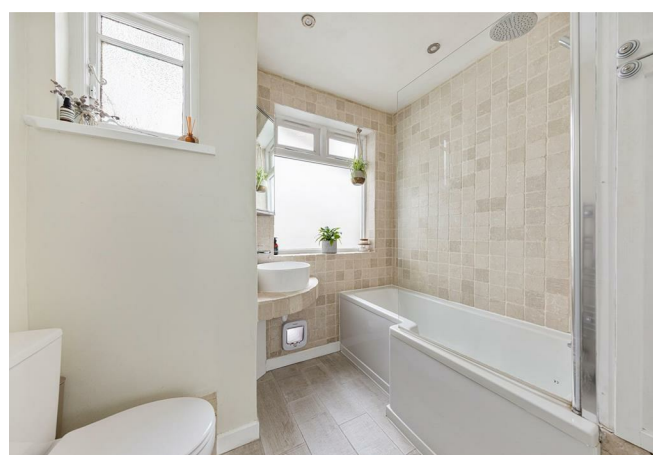
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IF YOU LIVED HERE...

This apartment has been expertly converted to maximise living space and style. The open plan living area and kitchen features an ornate fireplace with exposed brick chimney breast, and has high ceilings and a large window. Stylish parquet flooring lies underfoot and the decor is neutral and fresh. The expertly appointed kitchen is the epitome of cool, with wooden cabinets and marble countertops, appliances are fully integrated and the whole space is large enough for both a large sofa and dining table.

Both of your double bedrooms have direct access to the gorgeous shared garden, enhancing the tranquil nature this flat enjoys. Both rooms have painted floorboards and offer truly flexible living space for your needs; whether that be for a home office or sleeping space. The flat is completed by the large bathroom, which is as stylish as the rest of the home and features a large tub with a waterfall shower overhead.

You are surrounded by glorious green space here sitting on the edge of Wanstead Flats. This is the gateway to some of the area's best restaurants; head to the buzzy and cool Winchelsea Road, with a handful of independent

eateries positioned in the ultra cool setting of the old railway arches. Look out for The Pretty Decent Beer, Wild Goose Bakery and Wanstead Kitchen. You are sure to feel the benefit of being so close to nature as Wanstead Park is also close by, here you find beautiful ponds and lawns for picnicking, with a circular walk around the park and a network of bike paths; it's a great spot for a sleepy weekend.

WHAT ELSE?

- Why not hit your fitness goals by joining the weekly Wanstead Flats parkrun, a fun and social 5k in glorious surroundings.
- For transport, head South through Wanstead Flats for a little over half a mile to Manor Park to pick up the newest line on the network, the Elizabeth Line, connecting you to Stratford, the West End via Bond St and as far West as Paddington, offering a very welcome link to Central London.
- You're perfectly placed here to explore the local areas either on foot, by bike or by car with the neighbourhoods of Leytonstone, Wanstead and Stratford all easily accessible.



A WORD FROM THE OWNER...

"When we first saw the high ceilings, period features and outside space of this flat 9 years ago, we instantly knew it was 'the one'. Since then, our love for the flat and the surrounding area has only grown. The location is the perfect mix of green space literally on your doorstep, with views from the living room windows looking out onto the Wanstead Flats, and quick trains into the city via the Elizabeth line located less than five minutes away. The lakes, woods and bluebells of Wanstead Park are a quick stroll away and we've spent many happy, relaxed weekends walking up to Wanstead village through the park to get brunch in one of the fantastic cafes on the high street. The back garden has been brilliant for hosting summer BBQ's with friends and having drinks around the fire pit in the evenings. There are loads of local pubs, bars and restaurants in Wanstead, Forest Gate and Leytonstone which are all easily accessible from the flat. We also had our first baby here, and the neighbourhood is extremely family friendly with loads of excellent baby activities, fantastic nurseries and Aldersbrook Primary School just around the corner. We met some wonderful friends through our NCT group and there are lots of young families in the area. To say we have loved living here is an understatement. The flat itself feels light and airy and we especially love the open plan kitchen/living space for cosy evenings in cooking and relaxing together. It has been our first home together and we leave it with nothing but extremely happy memories. We hope it will bring the same joy and happiness to its next owners as it has bought us over the last decade."

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