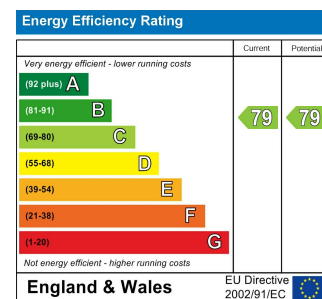


Total Area (Excluding Balcony): 75.2 m² ... 810 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



BOURNE COURT, WANSTEAD

Offers In Excess Of £440,000 Leasehold 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Split Level
- Balcony
- Two Double Bedrooms
- Garage
- Communal Garden
- Close To Both Wanstead And Snaresbrook Stations
- Short Walk To Wanstead High Street
- Long Lease

A smartly finished two bedroom balcony apartment, arranged across the second and third floors of a modest modern development, sitting among communal grounds. You're enviably located just a five minute walk from bustling Wanstead High Street.

Your communal grounds are well kept, expanses of lush lawn, dotted with mature trees. Plenty of space to just relax with a book or mingle a bit and get to know the neighbours.

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E17 & E10
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0203 397 9797

E18 & IG8
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0203 369 1818

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IF YOU LIVED HERE...

You'll step inside to find some handy integrated storage on your left and your kitchen straight ahead, a sparkling mix of cream cabinets, timber style counters and grey metro tile splashbacks, with integrated oven and leafy green views. Next door your reception totals an impressive 220 square feet, with mint green colour scheme, blonde vinyl underfoot and a wall-spanning window overlooking yet more greenery.

Head upstairs and first stop will be your skylit bathroom, beautifully bright, naturally, and elegantly finished from floor to hip and tub to ceiling in smoky sky blue, oversized letterbox tiling. Pristine white completes the decor, and a rainfall shower sits above the tub. Both bedrooms are solid doubles of around 140 square feet apiece, with the principal sleeper leading out to your balcony, for top floor views over your gardens.

As noted above, you're just five minutes from Wanstead High Street, the bustling heart of this ever popular East London village. Flanked by greenery, bursting with independent bars, cafes and gastropubs, and bookended by speedy Central line tube stations,

it's a wonderful space to have on your doorstep. Try the sumptuous Sunday Roasts at The Bull, or just enjoy the fact that Snaresbrook tube can get you straight to Liverpool Street in around twenty minutes, door to door.

WHAT ELSE?

- You're as well served for natural space here as you are for everything else. The blue waters of Eagle Pond are seven minutes away, leading directly to Leyton Flats and endlessly explorable Epping Forest.
- The development comes with the gold dust London addition of a private garage, and drivers can be on the arterial North Circular in less than ten minutes.
- Looking for something a little different? Take a twenty minute stroll through Epping Forest to Hollow Ponds, where you can hire row boats and explore the waterways. Expect ducks.



A WORD FROM THE OWNER...

"We rented our flat for five years before purchasing it from our landlady, and we have now lived here for an additional five years. We have truly loved living here, finding it to be the perfect place first as a young couple and later as a family with our daughter. During our time here, we've renovated the kitchen and bathroom and had a new boiler installed in 2019.

Our flat offers spacious living with lovely communal gardens, perfect for enjoying warm summer days. The community atmosphere in our building is wonderful, with WhatsApp groups for residents, and people genuinely look out for one another. The flat is within walking distance of Snaresbrook and Wanstead tube stations, making commuting to work and town very convenient.

Having lived in Wanstead for 10 years, we have greatly enjoyed the local cafes, restaurants, pubs, and shops on the high street. People often say that living here doesn't feel like living in London, and they are right. The area boasts plenty of green spaces, including parks and Epping Forest.

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Reception
10'9" x 22'9"

Bathroom
8'3" x 6'5"

Kitchen
6'1" x 13'6"

Storage

Bedroom
7'4" x 19'2"

Balcony

Bedroom
9'6" x 16'6"



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