

Kitchen/Reception Room  
10'5" x 20'8"

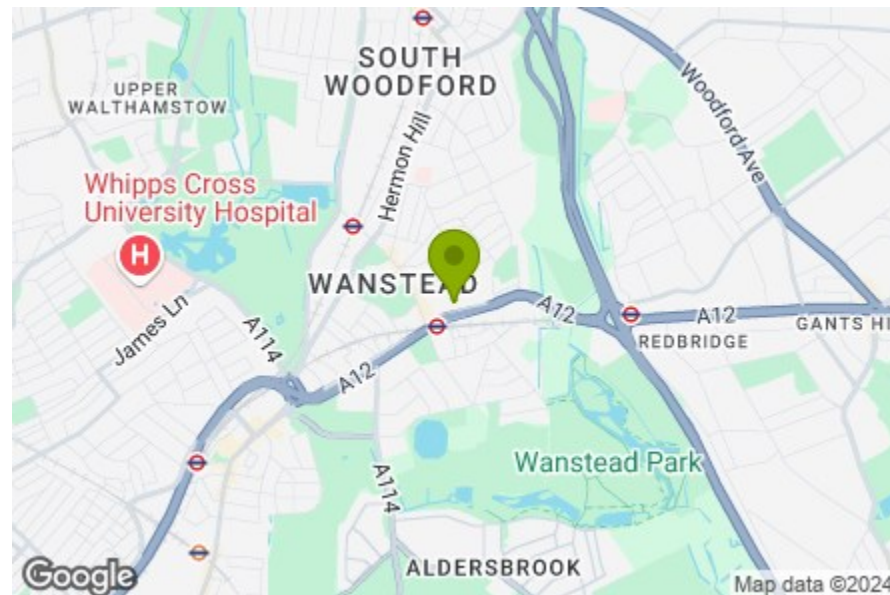
Bedroom  
9'6" x 10'3"

Shower Room  
4'11" x 7'7"



Third Floor  
Total Area: 38.3 m<sup>2</sup> ... 412 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	81
(81-91) B			
(69-80) C			
(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	



## GARDNER CLOSE, WANSTEAD

Asking Price £315,000 Leasehold  
1 Bed Apartment



### Features:

- Buyers Must Be First Time Buyers, Living In Redbridge And Earning Under £90,000
- Modern One Bedroom Apartment
- Third Floor
- Open Plan Kitchen and Reception
- Stylish Bathroom
- Built In Storage
- Secure Cycle Storage
- Landscaped Communal Courtyard
- Moments to Wanstead Tube
- A short Walk to the Village

Exclusively offered to first time buyers living in Redbridge and earning less than £90k, this stylish, third floor, one bedroom apartment sits within a modern development just moments away from Wanstead station, Village and High Street.

From nearby Wanstead station, rapid Central line services connect directly with Stratford, Liverpool Street and Oxford Circus. Meaning your door to door City commute can be less than twenty five minutes.

REQUEST A VIEWING  
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**E18 & IG8**  
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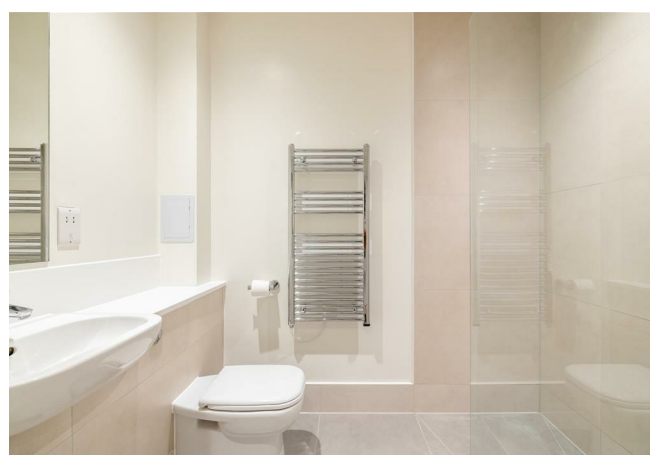
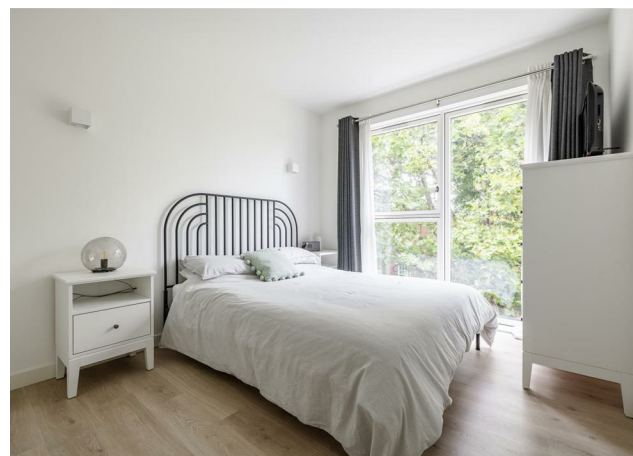
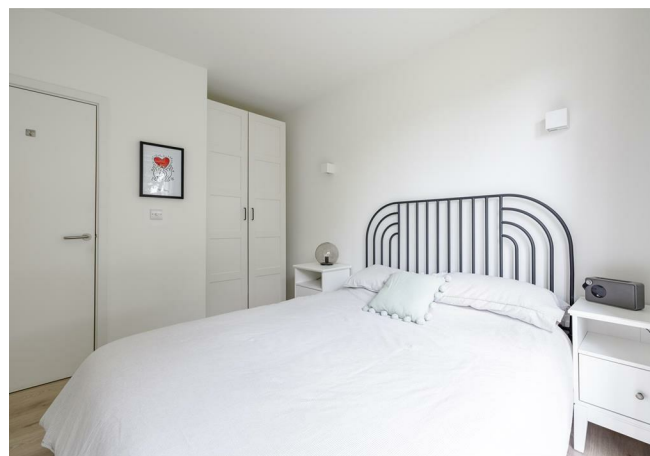
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**IF YOU LIVED HERE...**

You'll be delighted by the well-kept landscaped communal courtyard and the secure cycle storage in the grounds of your new home. The artful design and stylish features of this modern development continue as you open the door to your third floor apartment and step into your 215 square foot, open plan kitchen and reception room. In here, smooth engineered hardwood flooring is lit up by a huge, double panelled, floor to ceiling window. At the opposite end, sleek white cabinets frame an integrated stainless steel chef's oven with a modern electric hob, brushed steel splashback and concealed extractor hood.

Back in the entrance hall you'll find a large built in storage unit, before you open things up to your handsome double bedroom. In here there's another large, bright, floor to ceiling window and more of that pale hardwood runs underfoot. There's also plenty of space, including a neat alcove, for wardrobes and chests of drawers. The final room off your entrance hall is a sophisticated shower room, decked out in oversized sandstone tiles and pale slate flooring, with a chrome heated towel rail, modern white suite and a spacious stroll in shower.

Stepping outside, you'll be in vibrant Wanstead Village in moments. For fine Italian cuisine, Alba Trattoria on the High Street is well worth a visit, and there's always a great atmosphere and a fine selection of wines at MUST Wine Bar. We'd recommend working your way along the High Street, checking out the lovely independent cafes and boutique shops, before crossing over into beautiful Wanstead Park and exploring one of the many lush green walkways as you meander your way back home.

**WHAT ELSE?**

- The Bull Pub, on the High Street, will be your new local. A friendly, welcoming traditional spot that's famous for its live music, quiz nights and delicious Sunday roasts.
- Currently undergoing refurbishment, Wanstead Leisure Centre is just a few minutes from your new home and is due to reopen in 2025. Offering you the chance to workout in a twenty five metre swimming pool and state of the art dance and fitness studios.
- The Nutter Lane Recreation Ground is less than half a mile away on foot, perfect for morning runs, evening strolls or exercising furry friends.



**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 BRANCH MANAGER

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