

Lounge
12'11" x 12'10"

Bathroom
6'5" x 6'5"

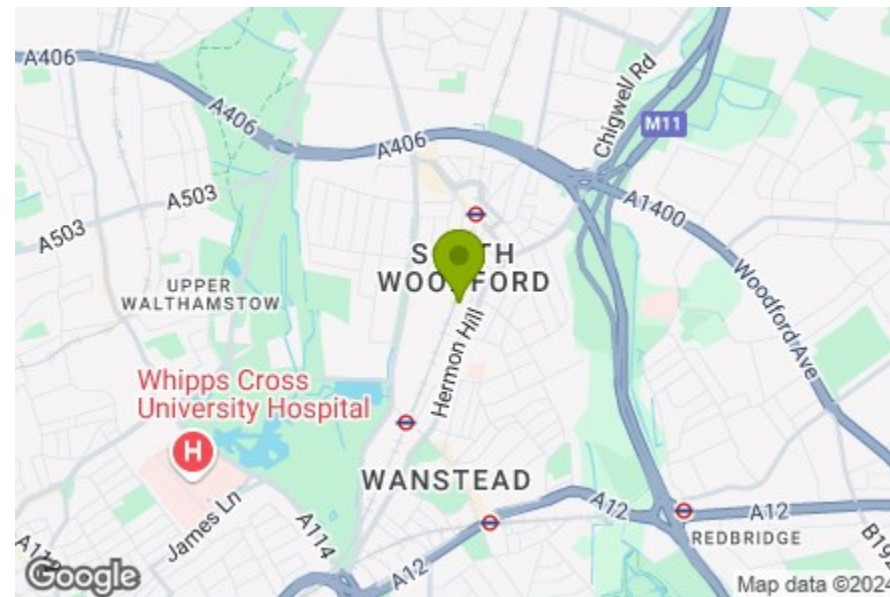
Storage

Kitchen
5'7" x 13'1"

Bedroom
9'1" x 10'3"

Total Area: 39.8 m² ... 428 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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		61	76
		EU Directive 2002/91/EC	



OSPREY CLOSE, WANSTEAD

Guide Price £295,000 Leasehold
1 Bed Apartment - Purpose Built



Features:

- One Bedroom Apartment
- Ground Floor
- Communal Garden
- Own Front Door
- Separate Kitchen and Reception
- Designated Parking Space
- Short Walk To Snaresbrook Station
- Convenient for Both Wanstead High St & George Lane
- Quiet Cul De Sac
- Chain Free

A pleasantly spacious and neatly appointed one bedroom apartment. You're on the ground floor of a modest, distributed development sat amongst communal grounds on a peaceful no through road just a short walk from bustling Wanstead High Street, the leafy green heart of this popular East London village.

Eagle Pond's tranquil blue waters are your gateway to the wild wide open greenery of Epping Forest, all just a half mile on foot anytime you want to lose yourself in nature.

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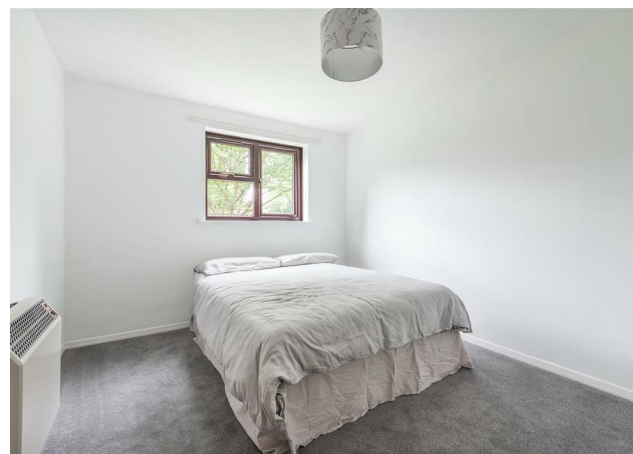
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IF YOU LIVED HERE

You'll be enjoying tranquil summer evenings in your substantial communal gardens, with plenty of space for solitude or getting to know your neighbours as you prefer. Inside, your dedicated reception room is a welcoming 160 square feet, and plushly appointed with soft grey carpets and walls.

To the rear your bedroom's a similarly stylish double, with plenty of floor to ceiling fitted storage. Elsewhere and your kitchen has a pleasing, rustic feel with blonde hardwood style flooring and mottled tiling splashback. Your bathroom's just as smart, with more blonde hardwood and pristine tiling from floor to ceiling, while finally there's a wealth of fitted storage in the hallway.

Outside it's just ten minutes on foot to Wanstead High Street. Flanked by open green spaces, here you'll find a fine a choice of independent bars, restaurants and gastropubs (the Sunday Roast at the recently refurbished The Bull is especially unmissable) as well as all manner of artisanal produce suppliers including a

dedicated butchers and fishmonger. There's even a traditional East End Pie & Mash shop.

WHAT ELSE?

- Snaresbrook zone 4 tube station is just ten minutes walk and will get you directly to the City and the West End via the Central line.
- If you fancy a change from Wanstead High Street, South Woodford's social hub of George Lane is less than fifteen minutes on foot, for a further choice of bars and restaurants as well as the Odeon Cinema.
- You have private off street parking and drivers can be on the North Circular in less than ten minutes.



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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