



Lounge
15'8" x 12'5"

Balcony

Kitchen
12'1" x 7'10"

Bedroom
15'5" x 9'2"

Bedroom
12'5" x 9'2"

Bathroom
7'2" x 6'6"

TOTAL APPROX. FLOOR AREA 687 SQ.FT. (63.9 SQ.M.)

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
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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	78
(69-80) C	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



BRADING CRESCENT, ALDERSBROOK

Offers In Excess Of £340,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Flat
- Well Presented
- Private Balcony
- Two Double Bedrooms
- Separate Kitchen And Reception
- Aldersbrook Location
- Surrounded By Green Spaces

This bright and spacious two double bedroom first floor apartment occupies a quiet position surrounded by greenery but still within easy reach of Central London thanks to its proximity to Manor Park station on the speedy Elizabeth line.

As well as the sought-after location, highlights include the private balcony, separate kitchen and reception, plus ample storage.

REQUEST A VIEWING
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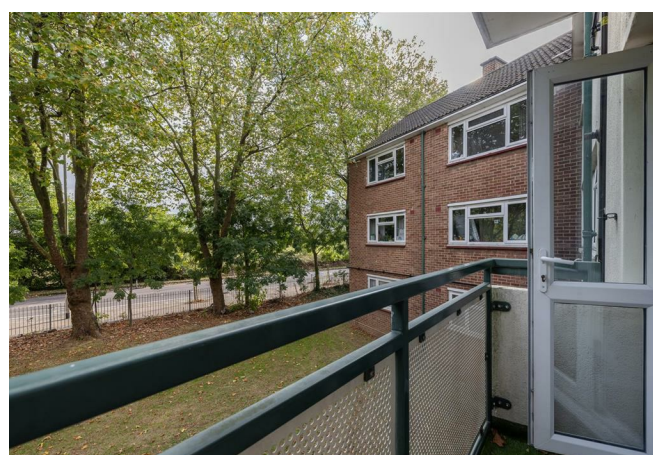
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IF YOU LIVED HERE...

You'll love the peace and quiet that comes with living somewhere fully surrounded by green space. Sitting out on your balcony will be a joy whatever the season, but particularly in summer.

With 687 square feet of internal space, it really is a home you can enjoy spreading out in, especially with the separate kitchen and reception. The latter is large enough for both a lounging area and dining space, and the fireplace creates a fantastic focal point. The kitchen is smart and modern, with plenty of storage and lots of natural light.

Both of the bedrooms are doubles with more of the spotless decor. Finally, the bathroom is stunning, with gorgeous metro brick tiles and contrast grouting, a black framed shower screen over the spacious tub, vintage-style fittings and an attractive countertop basin. You'll really appreciate the built in storage as you access the bathroom from the hallway, too.

As for beyond, the Aldersbrook neighbourhood is highly sought-after thanks to its balance of rural charm and proximity to the urban capital. Aldersbrook

Riding School is less than 20 mins away on foot, while Aldersbrook Bowls Club is just five mins, so you've got plenty of opportunity for unique hobbies.

To the north, you'll find Wanstead Park, a much loved community space and landmark of historical importance, which hosts regular activities. Look out for the 250-year old Grotto there. Meanwhile to the south, there's Wanstead Flats, at the southernmost tip of Epping Forest, which was cleared of trees centuries ago and now acts as a great spot for picnics, sport and exploring nature.

WHAT ELSE?

- Manor Park station is a 24 minute walk - or a shorter cycle - across the park, where you can travel directly to Liverpool Street in 16 minutes via Crossrail's Elizabeth line.
- Drivers benefit from being around 10 minutes from the North Circular.
- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area - this is one of the main reasons why the area is so popular.



A WORD FROM THE OWNER.....

"Cozy two-bedroom flat suitable for families surrounded by beautiful Wanstead Park. Friendly and caring neighbourhood, just minutes away from a local primary school, library and community clubs."

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