



Total Area: 68.4 m² ... 737 ft² (excluding balcony)
All measurements are approximate and for display purposes only

Reception Room
12'5" x 16'7"

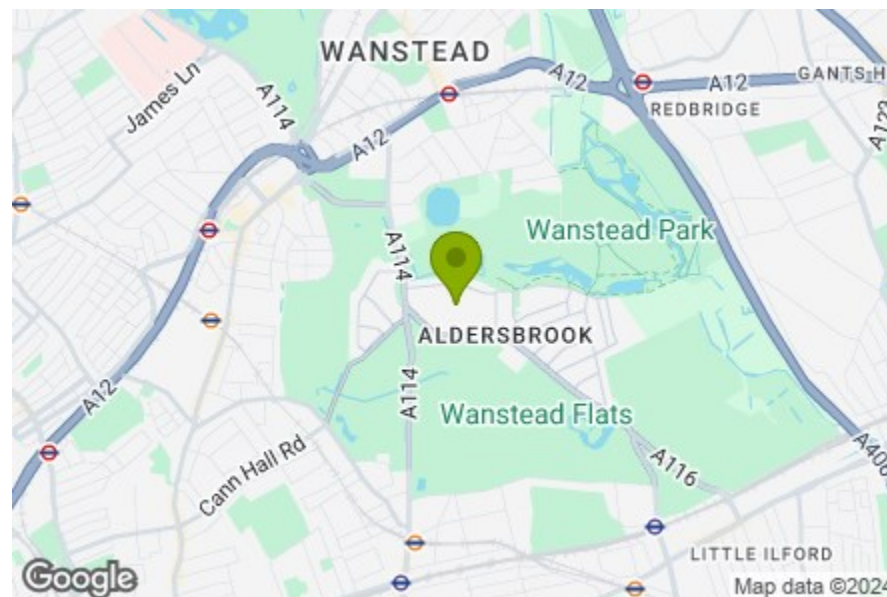
Kitchen
12'1" x 7'5"

Bathroom
7'11" x 6'10"

Bedroom
10'1" x 13'7"

Bedroom
9'10" x 11'10"

Balcony



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | 77 | 77 |
| (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 | |



BRADING CRESCENT, WANSTEAD

Offers In Excess Of £330,000 Leasehold 2 Bed Flat



Features:

- Two Double Bedroom Apartment
- Reception with Floor to Ceiling Windows
- Eat In Kitchen
- Modern Bathroom
- Private South Facing Balcony
- Aldersbrook Location
- Next To Wanstead Flats
- Close to Manor Park Tube
- Chain free

An immaculately presented, bright and spacious urban oasis. This airy two double bedroom apartment is idyllically positioned in the heart of scenic Aldersbrook. An escape from the metropolis of East London yet still benefits from its urban connectivity, with easy access to Manor Park Station and the abundant transport links of the Elizabeth Line.

REQUEST A VIEWING
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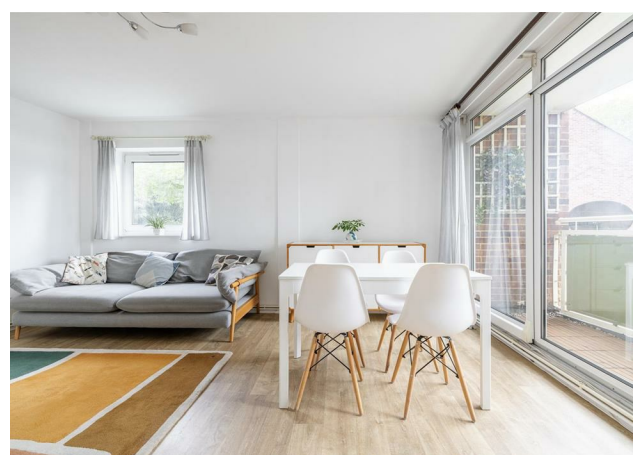
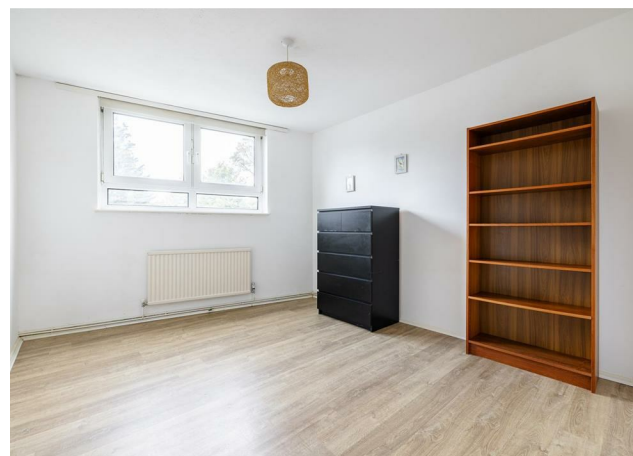
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IF YOU LIVED HERE...

Situated in the leafy Aldersbrook Estate, this beautifully presented two double-bedroom apartment is not only desirably located amongst the tranquillity of its verdant locale but is pristine throughout. Upon entry, this serenity is maintained as this light-filled apartment offers a welcoming space, a compliment to its placid surroundings. With floor-to-ceiling windows, the spacious reception room is bathed in natural light and flows seamlessly through sliding doors to a private south-facing balcony—perfect for al fresco relaxation. The generously sized eat-in kitchen provides ample cabinetry as well as a practical workspace, making it a functional hub for everyday dining and entertaining. This area is not merely practical but rather thoughtfully designed, with plenty of storage solutions to meet all culinary needs.

Carefully considered, the apartment's layout maximizes space and light, creating a bright and airy atmosphere throughout. The two double bedrooms provide ample space for living and storage, while the reception room's large windows frame picturesque views and offer an inviting ambiance. The tranquil feel of this home flows into its modern bathroom, a sizeable space in which a combination of white and green leafy tiling has been optimised to enhance the homes serene atmosphere, complete with stylish finishes, a nod to its botanical setting.

Located steps from the open green spaces of Wanstead Flats, this property benefits from both tranquillity and connectivity. Transport links are excellent, with Manor Park Station and the Elizabeth Line a short distance away, ensuring easy access to Central London. Ideal for those seeking a peaceful yet convenient lifestyle, this pristinely maintained home is an exceptional opportunity in the heart of Aldersbrook.

WHAT ELSE?

- Residents won't be short of green spaces, West Ham Park, a scenic space and the largest park in Newham is a short drive away. Here you can take in the horticultural delights of the Ornamental Gardens, children will enjoy the playground or paddling pool as well as play football or cricket.
- Forest Gate arches, home to a plethora of local cafes, bars, restaurants and more is in proximity. Enjoy delicious cinnamon buns at Ramble Cafe or choose from their range of freshly baked goods. Similarly pop over to artisan bakery Wild Goose Bakery and indulge in their South African inspired menu, crafted by award-winning bakers.
- Neighbouring, Forest Gate, is also home to the annual Forest Gate Festival, attended by many locally and led by volunteers. A wonderful opportunity to connect with and celebrate the talent, culture and diversity of the local community.



A WORD FROM THE OWNER...

"We loved living in this flat. It's set back from the main road, making it quiet, and we enjoyed being able to access cafes, bakeries, and grocery stores in Forest Gate, Leytonstone, and Wanstead by bike, using quiet roads and parks. There are lovely walks on Wanstead Flats and in Wanstead Park; we took advantage of this almost every evening in spring and summer. Mornings were perfect for coffee on the sunny balcony. Our neighbors were warm and welcoming, making it a perfect first home for us. However, with our growing family, we needed to look for a bigger place. This location feels understated, especially with the Elizabeth Line coming in nearby. The next residents will discover they can create a cozy and quiet home in an ideal East London location."

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