



Total Area: 84.8 m² ... 913 ft² (excluding balcony, garage)
All measurements are approximate and for display purposes only.

- Reception Room
23'6" x 11'11"
- Balcony
11'11" x 5'2"
- Kitchen
12'5" x 8'4"
- Bedroom
13'7" x 10'6"
- Bedroom
10'6" x 9'9"
- Bathroom
16'11" x 6'4"
- Garage
16'2" x 8'2"



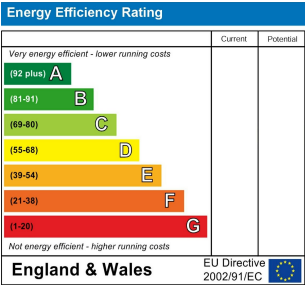
NEW WANSTEAD, WANSTEAD
Offers In Excess Of £575,000 Share of Freehold
2 Bed Apartment



Features:

- Two Double Bedrooms
- Garage
- Share of Freehold
- Shared Garden
- Moments from Wanstead High Street
- Moments to Snaresbrook Station
- Recently Renovated
- Large Balcony
- Second Floor

Situated in the heart of leafy Wanstead, you'll be delighted to discover this spacious (over 900 sqft) recently renovated 2-bedroom apartment set on the second floor of a modern purpose-built block. Just moments from Snaresbrook station, it comes with a share of freehold and even has a private garage. What's not to love?



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IF YOU LIVED HERE...

This prestigious gated development is celebrated for its spacious accommodation, thoughtful layouts, and convenient location. The apartment is accessed via a secure entry phone system, which leads you into a wide communal hallway where the recently replaced lift takes you to your apartment.

Off the hallway, you'll find the generously sized primary bedroom, complete with a large window that floods the space with natural light. Fitted wardrobes provide ample storage, while the elegant wood panelling adds a touch of sophistication. The second double bedroom is equally appealing, offering fitted wardrobes, a neutral colour palette, and plenty of light.

Gorgeous wooden flooring flows seamlessly throughout the property. As you move down the corridor, you'll discover the light-filled living and dining area. This inviting space, surrounded by large windows on three sides, ensures a light-filled area even on the duller days and is perfect for entertaining guests. Large sliding doors open onto a spacious sheltered balcony, allowing for effortless indoor-outdoor living. The balcony provides stunning views of the lush, well-maintained communal gardens—an ideal setting to enjoy warm summer days and evenings.

The modern fitted kitchen features sleek dark blue cabinets with brass handle

detailing, integrated appliances, and a gas cooker. Wooden shelves add character, while the well-placed window ensures even your washing up comes with a view.

The bathroom exudes warmth and tranquillity, boasting an attractive freestanding bath, a separate shower, and an elegant wooden cabinet-mounted sink. Tasteful neutral decor enhances the calming ambience, making it a perfect retreat for relaxation.

WHAT ELSE?

- Ideally located for commuters, this property offers easy access to both Wanstead and Snaresbrook Central Line underground stations, providing direct routes to Liverpool Street in just 15 minutes and the West End in 35 minutes. For those travelling by car, the A12 and A406 are conveniently accessed nearby, ensuring seamless connections out of London.

- Westfield Stratford, the largest shopping centre in Europe, is just 10 minutes away, offering world-class shopping, dining, and entertainment options. Closer to home, Wanstead High Street buzzes with a vibrant array of bars, restaurants, boutique shops, and local amenities, creating a lively community atmosphere. There's even a butcher and fishmonger lending the high street a 'villagey' feel



A WORD FROM THE OWNERS...

"We've absolutely loved living in our flat at The Hollies — it's been the perfect home for us. The location is unbeatable: right next to the Central Line and smack bang on Wanstead High Street, with everything you could need right on your doorstep.

We've spent countless weekends exploring Wanstead Park with its beautiful lakes, strolling to the village green, and even walking through the forest to Highams Park Lake and Epping Forest. It's all so close, and it's been amazing having that balance of nature and city life.

The Hollies itself is such a gem—the residents really care about the place and have built a proper little community here. We're moving on to start a new adventure, but leaving this place will be bittersweet. We'll miss this place!"

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