

Lounge / Dining Room  
17'10" x 11'8"

Kitchen  
7'6" x 7'8"

Bedroom  
10'9" x 10'5"

Bathroom  
10'11" x 7'3"

Total Area: 47.2 m² ... 508 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.



## CAMBRIDGE PARK, WANSTEAD

Offers In Excess Of £290,000 Leasehold  
1 Bed Apartment



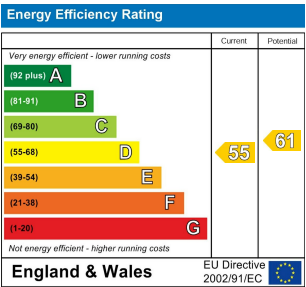
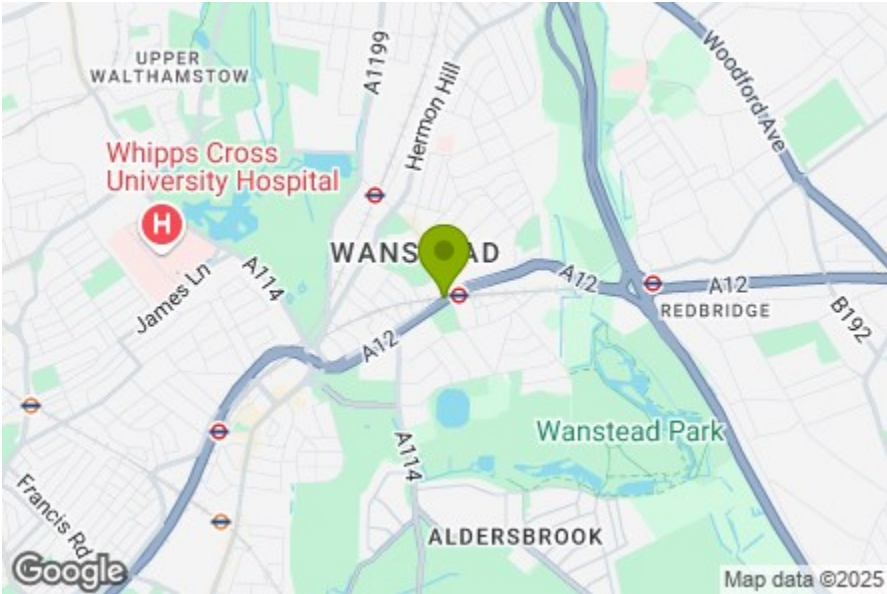
### Features:

- One Bedroom Apartment
- Top Floor
- Secure Gated Development
- Private Parking Space
- Park Views
- Stones Throw To Wanstead Station
- Amenities On Your Doorstep
- Generous Proportions
- Chain Free

A beautifully bright and immaculate one bedroom first floor apartment, with impressive views over George Green. Wanstead High Street, the bustling, leafy heart of our much loved East London village is moments away.

You're sat in a secure, gated development here, with private parking and the North Circular less than five minutes drive away.

REQUEST A VIEWING  
0203 397 2222



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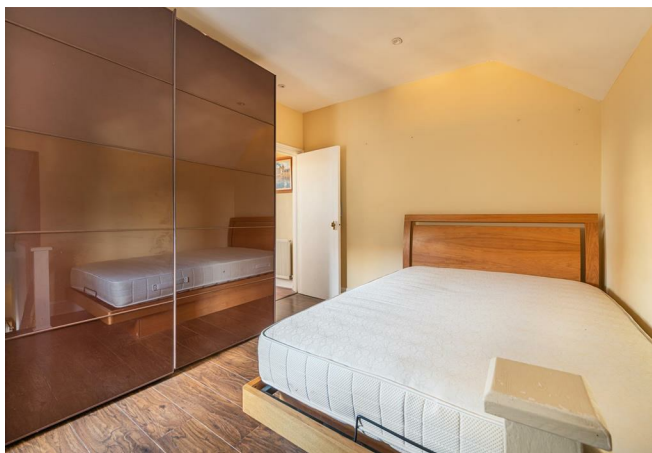
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#### IF YOU LIVED HERE...

You'll have rich, dark engineered hardwood floors running underfoot throughout the entire 500 square feet. Bathed in natural light from the beautifully oversized eaves, and with the tranquil pastel palette accentuating the sense of space still further, this is the perfect London pad.

Your front lounge comes in at 200 square feet of sociable space, artfully arranged to provide the perfect home working nook. Next door your kitchen's handsomely decked out in glossy grey and white cabinets and marbled worktops, while your bathroom's bright, sizable and fully tiled. Finally, your bedroom's a substantial double of 115 square feet.

Outside and George Green, one of many open natural spaces scattered around Wanstead, stretches out before your lounge windows. Perfect for morning jogs, evening strolls, or exercising furry friends. A two minute stroll past the green and you're on Wanstead High Street itself, brimming with independent meeting

spots from superb cafes to sumptuous gastropubs. There's even a traditional Pie & Mash Shop.

#### WHAT ELSE?

- Transport links are excellent, with Wanstead station, zone four on the central line, just a couple of minutes walk. You can be in Liverpool Street less than twenty minutes after stepping out your front door.
- George Green makes for a wonderful front garden but should you ever wish to venture further afield, the endlessly exploreable wild greenery of Epping Forest is just a half mile away on foot.
- You're spoilt for choice when it comes to a new local, but we urge you to sample the glorious Sunday Roast at The Bull, a fine gastropub the equal of anything you'll find in the City. Just five minutes away.



#### 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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