



## CAMBRIDGE ROAD, WANSTEAD

Offers In Excess Of £500,000 Leasehold  
2 Bed Flat



### Features:

- Two Bedroom Flat
- Victorian Conversion
- First Floor
- Private South West Facing Garden
- Bay Fronted Reception
- Eat In Kitchen
- Modern Bathroom
- Short Walk To Wanstead Station And High Street
- Close To Hollow Ponds

Set on the first floor of an attractive Victorian conversion, this thoughtfully arranged two-bedroom flat offers light-filled interiors and a private southwest-facing garden. The bay-fronted reception room makes an immediate impression, while the generous eat-in kitchen provides a warm and sociable heart to the home. A sleek, modern bathroom completes the layout, designed with both comfort and style in mind. Just a short walk from Wanstead Station and High Street, and moments from the open green spaces of Hollow Pond, the location brings together a sense of calm with effortless convenience.

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# IF YOU LIVED HERE...

You'd step into a home with a beautifully flowing layout, where each space connects with ease and purpose. The reception room sits to the front, with a striking multi-pane sash bay window that draws in soft natural light and frames views of the street below. Wood flooring adds warmth underfoot, while high ceilings and white walls enhance the sense of space, creating an inviting setting for both everyday living and entertaining. Just off the reception, the second bedroom sits quietly with a tall sash window framed by a graceful arched reveal. Its pared-back tones and simple layout lend it to multiple uses, whether as a guest room, home office, or nursery. Centrally located, the kitchen is a generous and beautifully finished space, where soft grey cabinetry meets wood-effect worktops and crisp metro tiling. A sash window above the sink allows light to pour in, highlighting the quality of the materials and finish. There's ample space for dining, and wood flooring continues the sense of warmth and cohesion. The hallway, brightened by its own window, also offers useful space for storage and connects seamlessly to the rear of the home. The bathroom is calming and contemporary, with large-format tiles, soft grey cabinetry, and a black-framed shower screen that adds a refined, modern touch. At the back of the home, the main bedroom enjoys a peaceful dual-aspect outlook, with soft tones, plush carpeting, and clean architectural details

creating a serene and spacious feel. Outside, the private southwest-facing garden feels like a hidden retreat, offering a welcome sense of calm and seclusion. A generous stretch of lawn is bordered by mature planting, bringing colour and softness to the space, while a paved area provides the perfect spot for outdoor dining, morning coffee, or simply unwinding in the sun. It's a peaceful, easy-to-maintain garden that invites you to relax and enjoy the outdoors in total privacy. Surrounded by the expansive greenery of Epping Forest, this home offers a rare sense of tranquillity while staying closely connected to local life. Hollow Pond is within easy walking distance, providing a peaceful escape for scenic strolls and time spent outdoors. The Cuckfield, a well-loved local pub, is nearby and perfect for relaxed evenings or catching up with friends. Also close is Wanstead High Street, home to a vibrant mix of independent shops, cafés, restaurants, and everyday essentials, bringing a lively village feel to this green and well-connected setting.

**WHAT ELSE?**  
Wanstead Station is within easy walking distance, placing the Central Line conveniently on your doorstep. With direct access to Liverpool Street, the City, and the West End, it offers a smooth and efficient commute across London. The area is also well served by local bus routes, providing easy links to neighbouring areas and additional transport hubs, making getting around both flexible and straightforward.



# A WORD FROM THE OWNER...

"We have loved our time living in the flat and the wider neighbourhood of Wanstead. The flat itself is so bright and spacious with plenty of room for hosting. The big bay window floods the room with light! The second bedroom has lovely features, like the uniquely styled sash window. The kitchen and dining area is a brilliant size for a flat allowing us both to cook at the same time & still feeling as though there is lots of space around us. The bathroom too is super spacious! We have enjoyed our private garden very much which captures a lot of sun (South West facing). Wanstead itself has plenty of options for dining and drinking out, as well as vast green spaces nearby - Hollow Ponds, Christchurch Park and Wanstead Park, which our dog loved! We will miss Wanstead and our flat very much."

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**Kitchen / Diner**

13'2" x 12'1"

**Reception Room**

15'7" x 11'3"

**Bedroom**

12'9" x 6'7"

**Bedroom**

11'4" x 10'10"

**Bathroom**

7'10" x 7'5"

**Garden**

26'2" x 22'11"



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