

Total Area: 67.0 m² ... 721 ft²
All measurements are approximate and for display purposes only

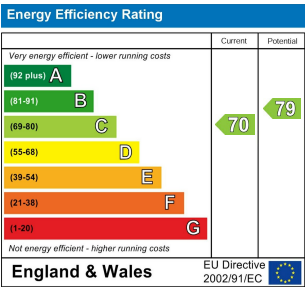
Reception Room
12'1" x 17'6"

Kitchen
7'10" x 12'8"

Bathroom
4'9" x 10'0"

Bedroom
9'1" x 10'10"

Bedroom
11'6" x 16'4"



FOREST COURT, SNARESBOOK

Offers In Excess Of £450,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Flat
- Bay Fronted Building
- Stunning Views
- Separate Kitchen and Reception
- Built in Wardrobes
- Nestled Between Snaresbrook and Walthamstow
- Quiet Location
- Communal Garden

Nestled between the greenery of Snaresbrook and the buzz of Walthamstow, this beautifully positioned two-bedroom flat offers the perfect balance of tranquillity and connectivity. Set within an elegant bay-fronted building, the home enjoys stunning leafy views from every window, filling each room with a sense of calm and light. Inside, a generous reception room sits separately from the well-appointed kitchen, while built-in wardrobes add practicality without sacrificing space. Tucked away in a quiet, residential spot yet moments from vibrant neighbourhoods and transport links, this inviting home promises both peaceful living and easy access to all the area has to offer.

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IF YOU LIVED HERE...

Set within an attractive period-style building, this charming home immediately impresses with its distinctive black-framed bay windows, red brickwork accents, and a welcoming pitched porch crowned by a pale green front door. Manicured borders and colourful planting flank the pathway, setting a friendly and inviting tone. To the rear, beautifully tended communal gardens unfold—a peaceful retreat of sweeping lawns, mature trees, and vibrant flowerbeds, all framed by a wisteria-draped pergola leading into this tranquil oasis.

Inside, a warm and airy hallway forms the heart of the home, its crisp white walls and wooden flooring creating a calm, neutral backdrop. Two built-in storage cupboards keep the space effortlessly organised, while the layout flows seamlessly into each room. The reception room is wonderfully bright, thanks to an expansive bay window that frames verdant views of the surrounding greenery. Here, polished timber floors and a simple chimney breast add warmth and character, with plenty of room for both relaxing and dining.

The kitchen is equally inviting, with classic cream shaker-style cabinets, wood-effect worktops, and tiled flooring, complemented by a window above the sink offering glimpses of the gardens beyond. Both bedrooms are generously sized doubles, each enjoying serene green outlooks through large windows that enhance their restful

atmosphere. The principal bedroom boasts an elegant bay, while the second features ample built-in wardrobes for easy storage. Completing the picture is a neatly tiled bathroom with a bath and overhead shower, naturally lit by a window that continues the home's connection to its verdant setting.

Surrounded by the best of East London's open spaces and vibrant neighbourhoods, this location offers a lifestyle that balances tranquil calm with urban energy. Epping Forest is right on your doorstep—an ancient woodland sprawling with walking trails, tranquil ponds, and open glades perfect for weekend wandering or morning runs. Wanstead High Street offers a charming village feel, with its independent cafes, boutiques, and well-loved bakeries providing a relaxed, community-driven atmosphere.

Walthamstow adds a more eclectic edge. You'll find everything from the retro treasures of Wood Street Indoor Market to the neon-lit creativity of God's Own Junkyard—each a celebration of the area's unique personality. Traditional spots like the nearby Toby Carvery offer a familiar, comforting touch, while modern bars, microbreweries and pop-up events are never far away. Snaresbrook itself, quietly situated between these two districts, enjoys a peaceful, residential feel with a strong sense of community, all while benefiting from excellent access to the cultural, culinary, and natural highlights that surround it.



WHAT ELSE?

For effortless connectivity, you're well placed between two key stations. Wood Street Station is around 15 minutes on foot, offering swift Overground links into the city, while Snaresbrook Underground is a similar distance, connecting you directly to the Central Line. Whether commuting, exploring, or heading into town, travel options are conveniently close at hand.

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