

Second Floor

Total Area: 51.8 m<sup>2</sup> ... 557 ft<sup>2</sup>

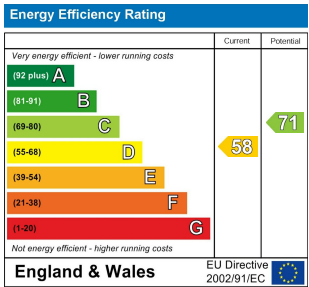
All measurements are approximate and for display purposes only

Reception Room  
12'6" x 16'11"

Kitchen  
9'6" x 11'6"

Bathroom  
6'2" x 6'8"

Bedroom  
9'6" x 11'1"



ST. GABRIEL'S CLOSE, WANSTEAD  
£260,000 Leasehold  
1 Bed Flat



Features:

- Top Floor Apartment
- Chain Free
- One Double Bedroom
- Close to Wanstead Park
- Perfect First Time Buyer Purchase
- Close to Transport Links

Tucked away in a peaceful residential pocket, this top floor apartment offers a smart opportunity for first-time buyers looking to step onto the property ladder. With a well-sized double bedroom and no onward chain, it's a low-hassle option that allows for a smooth move and immediate occupation. The property has great potential to make your own, whether as a long-term home or an investment. Just moments from the open spaces of Wanstead Park, it's ideally placed for those who value green surroundings alongside strong transport connections. A well-located home base in a well-established East London neighbourhood.

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#### IF YOU LIVED HERE...

Set within a brick-built development, this second-floor flat enjoys a quiet setting surrounded by mature trees and communal greenery.

Inside, the hallway leads to each room and includes a useful built-in storage cupboard. The reception room benefits from windows on two sides, drawing in abundant natural light. Its unusual shape adds character, with ample space for both lounge and dining zones. Wood-effect flooring and neutral décor provide a low-maintenance backdrop, ready for a personal touch.

Adjoining the reception room, the kitchen is arranged in a practical U-shape, with cabinetry and worktops on three sides. A wide rear-facing window brightens the space, while tiled splashbacks and classic units keep the finish cohesive. There's room for freestanding appliances and potential for future upgrade.

The bedroom is a comfortable double with a window to the front. Built-in wardrobes are in place, and the room's simple finish makes it easy to adapt to your own style.

Completing the layout, the bathroom features tiled walls and a frosted window for ventilation and privacy. A full-length bath sits beneath the window, and the overall layout offers straightforward scope for modernisation.

The surrounding area offers an appealing mix of open green space and lively urban convenience. Just a short stroll away, Wanstead Park provides ornamental lakes, woodland walks and peaceful gardens, while the vast expanse of Wanstead Flats is ideal for weekend rambles, morning jogs or laid-back afternoons in the sun.

A short bus ride takes you to the independent cafés, restaurants and boutiques of Wanstead High Street, or the eclectic mix of shops and eateries along Leytonstone High Road. Whether you're after a strong coffee, fresh produce, or a local pub with character, there's plenty to explore close to home. This location offers a balance of nature and well-connected amenities that's hard to beat.

#### WHAT ELSE?

There are convenient bus links to several nearby stations, making travel into the City and beyond simple. Wanstead Park offers Overground services, while Wanstead Station on the Central Line provides direct Underground access. Forest Gate Station, served by the Elizabeth Line, offers fast connections to key destinations including Stratford and Liverpool Street. Whether commuting or heading out for the weekend, you'll find multiple transport options within easy reach.



#### 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 thebest 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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