

Reception
11'6" x 13'9"

Kitchen / Diner
10'6" x 11'10"

Shower Room

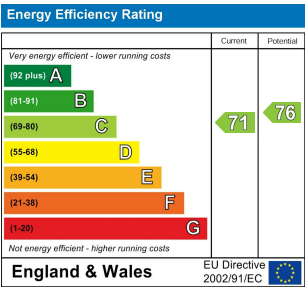
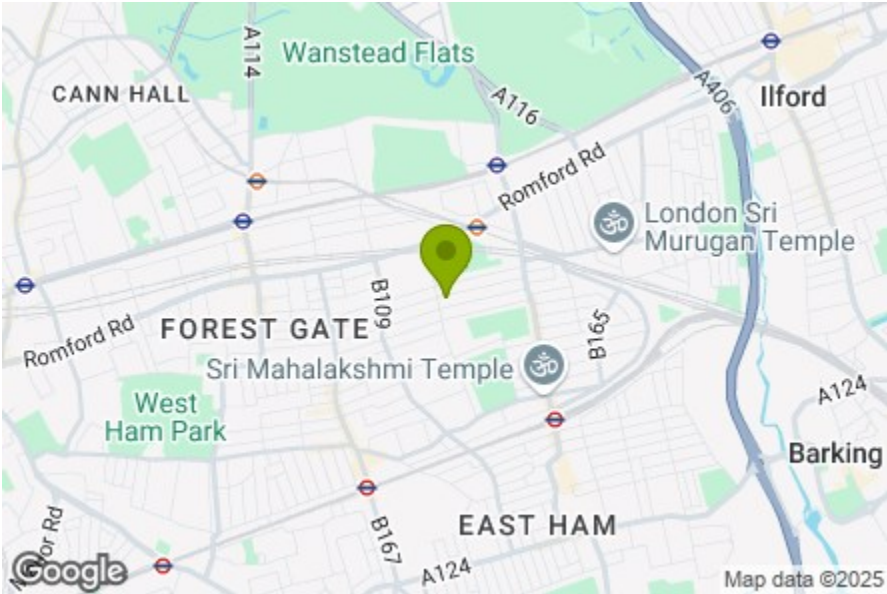
Bedroom
9'3" x 10'10"

Bedroom
10'7" x 6'1"

Storage

Garden
39'4" x 16'0"

Total Area: 51.0 m² ... 548 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.



HALLEY ROAD, MANOR PARK

Offers In Excess Of £335,000 Leasehold
2 Bed Apartment - Conversion



Features:

- Period Conversion
- 2 Bedroom Apartment
- Good Decorative Order
- Private Rear Garden
- Close to Manor Park station
- South-East Facing Garden

This well-maintained two-bedroom apartment is set within an attractive period conversion and offers a comfortable, thoughtfully arranged layout. The interiors are in good condition, with a natural connection between rooms and a sense of space throughout. A private rear garden provides a welcome escape, perfect for relaxing or socialising, and benefits from a bright south-east facing aspect. Whether you're stepping onto the property ladder or seeking a well-located home with outdoor space, this apartment offers a great balance of charm and practicality. Manor Park station is close by, providing excellent links into central London and beyond.

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IF YOU LIVED HERE...

Set behind a broad bay window, the front reception room is wonderfully bright, with crisp white walls enhancing the sense of openness. A decorative ceiling rose adds character overhead, while the room's generous proportions make it well suited for lounging, entertaining or working from home. There's also plenty of opportunity to incorporate bespoke storage solutions.

Just off the hallway, the first bedroom continues the soft, neutral theme with a large window overlooking the side return. Cornicing at the ceiling adds a subtle nod to period style, and the simple layout makes it easy to personalise.

Centrally located, the kitchen/diner features grey cabinetry paired with marble-effect worktops and coordinating upper units. A generous window brings in daylight, and there's a neat breakfast bar for casual dining. The space flows smoothly into the hallway and beyond, with a built-in cupboard tucked to one side for added storage.

The bathroom is finished in large-format grey tiles for a clean, cohesive look. A walk-in shower with glass panels and mosaic detailing adds texture, while the mirrored cabinet enhances brightness and depth.

At the rear, the second bedroom is a quiet retreat with a wide window framing views of the garden. Its understated palette and uncluttered feel make it ideal as a study,

guest room or peaceful sleeping space.

Outside, the generously sized, south-east facing and fully paved garden offers a low-maintenance setting to enjoy the outdoors. High fencing adds privacy, while mature trees beyond the boundary bring a welcome touch of greenery. A large storage shed sits neatly at the far end, and there's ample space for dining, planting, or shaping the area to your taste.

The surrounding area combines generous parkland, local charm, and excellent amenities. Just a short stroll away, Plashet Park offers a tranquil setting with open lawns, mature trees, and inviting paths, perfect for unwinding or everyday walks. Romford Road and High Street North are also nearby, with a vibrant mix of independent shops, well-known retailers, cafés, and useful services. For those craving nature, Wanstead Flats and the woodlands of Manor Park, part of the historic Epping Forest, deliver big skies and wild beauty, ideal for long walks or morning runs. The area is dotted with welcoming pubs, but the Golden Fleece, set on the edge of the Flats, stands out as a relaxed spot for a drink or bite to eat after a day outdoors.

WHAT ELSE?

Transport links are convenient, with Woodgrange Park Station just around 10 minutes away for Overground services. Manor Park Station, also within a short walk, connects to the Elizabeth Line, offering fast access into central London and beyond. Together, they provide excellent connectivity for both daily commutes and weekend journeys across the city.



A WORD FROM THE OWNER...

"Living in this flat has been such a fantastic experience for me and my family, it's truly been a happy home. One of the absolute highlights is the huge private garden — a rare find! It's perfect for summer BBQs, hosting friends and family, or simply relaxing while the kids play. It's a brilliant outdoor space that really adds to the feel of the home. The location has so much to offer. Monega Primary School, rated Outstanding by Ofsted, is right on the same road ideal for young families. The Elizabeth Line at Manor Park station is just a short walk away, making it incredibly easy and fast to get into central London. Plus, Plashet Park is only a few minutes' walk, which has been one of our favourite spots for walks, picnics and playtime. We've loved the quiet, friendly atmosphere of the area. It's a peaceful street with a real sense of community. As our family has grown, we're now upsizing, but this flat has given us so many great memories. It's the perfect place for first time buyers or a small family looking for a move-in-ready home with brilliant space inside and out. What I love most about living in Manor Park is the sense of community. It's a friendly, welcoming area where neighbours look out for each other, and there's a real mix of cultures and families which makes it feel lively and inclusive. There's always something going on locally from small community events to friendly chats in the local shops. It's also such a convenient place to live. You've got great schools like Monega Primary, beautiful green spaces like Plashet Park just a short walk away, and quick connections into the city via the Elizabeth Line at Manor Park station. It's been a great place to raise a young family and feel part of a growing, vibrant neighbourhood."

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