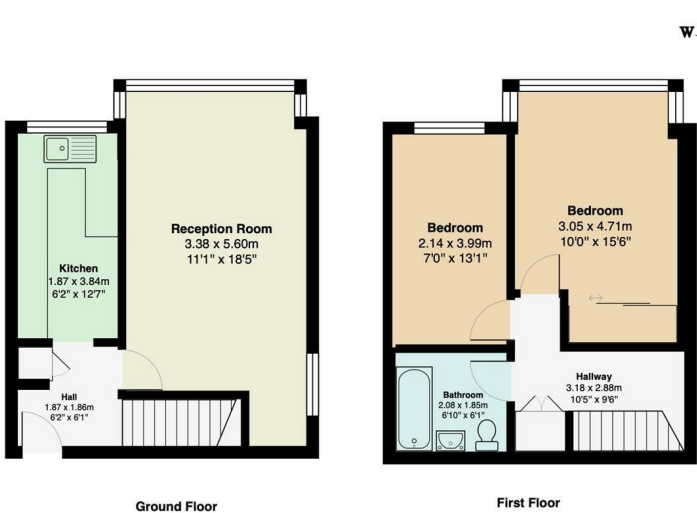




Total Area: 68.4 m² ... 736 ft²
All measurements are approximate and for display purposes only

Hall
6'1" x 6'1"

Reception Room
11'1" x 18'4"

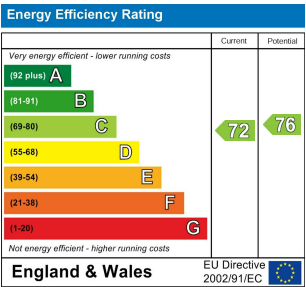
Kitchen
6'1" x 12'7"

Hallway
10'5" x 9'5"

Bathroom
6'9" x 6'0"

Bedroom
7'0" x 13'1"

Bedroom
10'0" x 15'5"



NEW WANSTEAD, SNARESBOOK

Offers In Excess Of £425,000 Leasehold
2 Bed Flat



Features:

- Two Double Bedrooms
- Set Over Two Floors
- Garage
- Communal Garden
- Close to Snaresbrook and Wanstead Stations
- Good Decorative Order
- Close to Wanstead High Street
- Long Lease
- Chain Free

This well-presented home features two generously sized double bedrooms set over two floors, offering a layout that balances comfort and practicality. Ideally positioned for convenient transport, it is just a short walk from Snaresbrook Station, providing swift connections into central London. The vibrant atmosphere of Wanstead High Street is also within easy reach, with its tempting mix of cafés, restaurants, and independent shops. For moments of calm, the scenic Eagle Pond is close by, offering tranquil water views and a gateway to leafy walks, making this location perfect for those seeking both urban convenience and a touch of nature.

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IF YOU LIVED HERE...

Step inside to a hallway with a useful storage cupboard before arriving in the reception room, where light streams in from two sides to create a bright and inviting feel. Generous proportions allow for both a comfortable seating area and a dining zone, offering flexibility for everyday living and sociable gatherings alike. Neutral walls provide a calm backdrop, ready to be styled to reflect your personality.

From here, the kitchen features rich wood cabinetry, crisp white tiled splashbacks, and dark flooring, with a wide window at the far end drawing in daylight and framing garden views. The simple, functional layout offers an excellent base for adding your own style and ideas.

Upstairs, the landing connects to two well-proportioned bedrooms and the bathroom. The main bedroom enjoys a dual aspect and a built-in wardrobe, with soft carpeting and muted décor lending a restful atmosphere. The second bedroom is equally appealing, its large window drawing in daylight and offering attractive views over greenery.

The bathroom features a bath with overhead shower, presented in a simple, neutral style that's ready for a personal flourish. Altogether, this is a bright and well-balanced home with a considered layout and the potential to make it distinctly your own.

The property enjoys a convenient setting within easy reach of the charm and bustle of Wanstead High Street, where independent gems such as Bobo & Wild and Luppolo Pizza sit alongside an array of cafés, boutiques, and everyday amenities. The Cuckfield pub offers a welcoming spot for drinks with friends, while Toby Carvery is close by for a relaxed Sunday roast. For those who enjoy the outdoors, Eagle Pond provides a peaceful place to stroll and take in the water views, with the wide-open spaces of Leyton Flats and the edge of Epping Forest just beyond, offering endless opportunities for walking, cycling, and exploring nature.

WHAT ELSE?

With the added benefit of a garage for easy parking, this address combines convenience at home with excellent connections beyond. Just five minutes away, Snarbrook Station offers swift Central line services into the heart of London, while numerous bus routes link you to neighbouring Wanstead, South Woodford, Leytonstone, and Walthamstow, as well as destinations further afield. Whether you're commuting, meeting friends, or making the most of the many parks and open spaces nearby, superb transport links paired with private parking make getting around effortlessly simple.



A WORD FROM THE OWNERS...

"We bought this flat as an investment and we're glad we did. Our current tenant loves it so much she's lived here for 11 years with her daughter. Being on two floors means it doesn't feel like a flat at all. As it's on the corner, the flat gets a lot of natural light but it's shaded during the hottest parts of the day. There's enough room to work from home without affecting your living space and the garage adds to your storage options. There's a really strong community of residents who care about the place and look out for each other. You'll always get a quick answer on the WhatsApp group. The communal grounds are well looked after and contribute to the calm environment. The location is ideal as well. You really do have everything on your doorstep."

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