

Kitchen/Reception Room  
21'5" x 22'7"

Bedroom  
9'0" x 11'11"

Bedroom  
11'4" x 15'3"

Shower Room  
6'11" x 5'5"

Ensuite  
6'8" x 5'4"

Total Area: 77.3 m<sup>2</sup> ... 832 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		74	76
		EU Directive 2002/91/EC	



## HIGH STREET WANSTEAD, WANSTEAD

Offers In Excess Of £520,000 Share of Freehold  
2 Bed Apartment



### Features:

- Two Bedroom Apartment
- Second Floor
- Ensuite To Master Bedroom
- Separate Basement Room
- Gated Property
- Wanstead High Street Location
- Share Of Freehold

This immaculately presented, two bedroom apartment is on the second floor of a tranquil gated development. With a superb High Street location, you have all of Wanstead's local amenities at your fingertips and plenty of green parks nearby.

Wanstead station is only a four minute walk from your front door, with rapid eighteen minute connections to Liverpool Street via the Central line.

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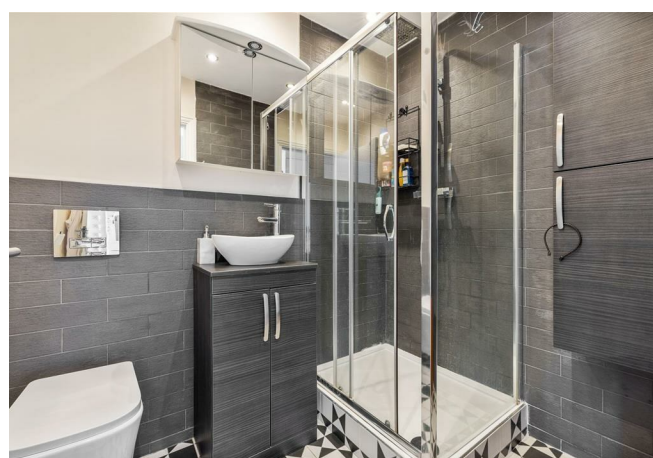
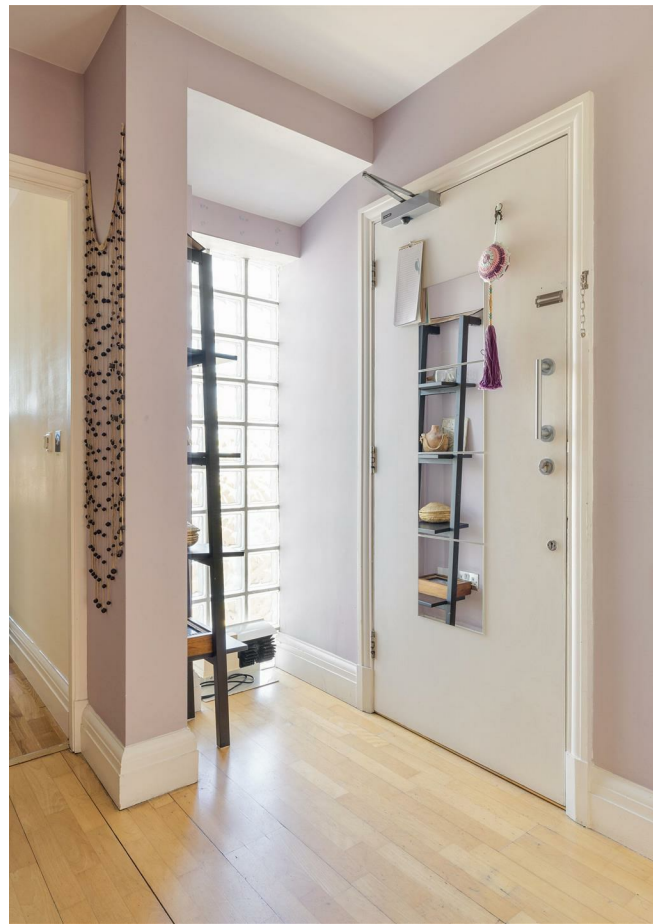
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#### IF YOU LIVED HERE...

Step through your sizeable entrance hall and take a left for your enormous, 480 square foot, open plan kitchen, lounge and diner. Flawless hardwood cabinets, glossy white splashbacks and dark marbled worktops make up your kitchen, with a broad breakfast bar and large dining area alongside. Four windows flood the space with natural light and your lounge area features a statement green wall and accent lighting. Next door, you'll find the first of two generous double bedrooms, with blonde engineered hardwood flooring and a soothing neutral colour scheme.

Next up is your sophisticated, luxurious bathroom, with textured smoky tilework, geometric flooring, a vessel washbasin and a stroll in rainfall shower. Your principal bedroom is another handsome double of 170 square feet, with en suite shower room. In the basement of your apartment building you also have sole use of a large private space, currently used for homeworking and extra storage. With a porthole window, you have plenty of possibilities here.

Your new local will be The Bull, just five minutes' walk from your apartment. This friendly gastropub is also a late night venue with a fantastic sunny beer garden. Also just a couple of minutes away on foot is Alba Trattoria, for plates

of freshly made pasta and slow-proved pizzas. For lush, green open spaces you have a choice of Roding Valley Park, just a fifteen minute stroll away, where you can venture down into the lakes and woodland of Wanstead Park. Alternatively, half a mile in the opposite direction, you'll arrive at Leyton Flats, where you can hire a row boat at Hollow Ponds or work your way up into Epping Forest.

#### WHAT ELSE?

- Treat yourself to a taste of authentic Spain at Dama de Elche on nearby Cambridge Park. With a warm, rustic interior, mouth watering tapas and an impressive wine list, you could easily spend all evening here.
- There are some great bars and restaurants right outside your door on the High Street but, if you wander a little further up, you'll also find Daygustation Wines. Running regular tasting events or sample their 100 millilitre taster tubes before you choose a bottle to take home.
- For high end Turkish cuisine you have OTTO Restaurant Bar, practically on your doorstep. This is Mediterranean food as you've never known it before and we'd also recommend their signature cocktails and mocktails.



#### 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 the best 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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