



Third Floor

Total Area: 60.3 m² ... 649 ft²

All measurements are approximate and for display purposes only

Kitchen/ Dining/ Reception Room
20'9" x 15'9"

Bedroom
13'6" x 9'5"

Home Office
9'8" x 8'0"

Bathroom
5'10" x 7'1"



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		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	



HARLEY COURT, WANSTEAD, LONDON

£485,000 Leasehold
2 Bed Apartment



Features:

- One Bedroom plus Home Office
- Modern Apartments
- Engineered Oak Flooring
- Underfloor Heating
- Triple Glazed Velfac Windows
- Solar Panels with Battery Storage
- 10 Minute Walk to Wanstead Station
- Short Walk to Wanstead Park
- Short walk to Wanstead High street
- Built in Storage

Set in a fantastic spot just ten minutes from Wanstead station, this brand new one-bedroom apartment with home office has been flawlessly designed throughout. Among the highlights is an additional office room, triple glazed windows, underfloor heating, solar panels, not to mention the immaculate decor, high-spec fittings and abundance of natural light throughout.

As well as having countless urban perks on its doorstep, there's also an incredible amount of sprawling nature, from Wanstead Park's much-loved Chalet Wood to Hollow Ponds at the tip of Epping Forest.

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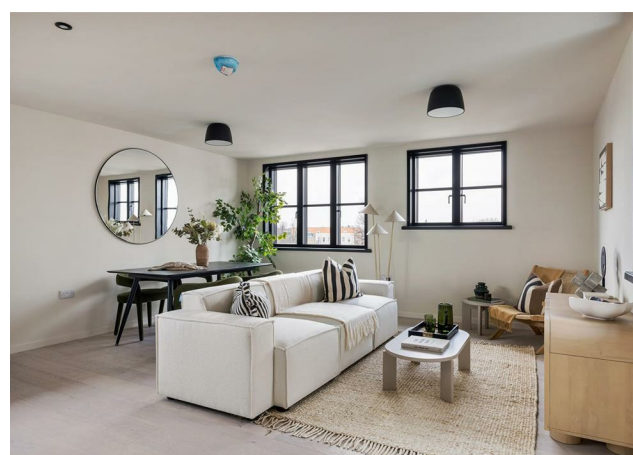
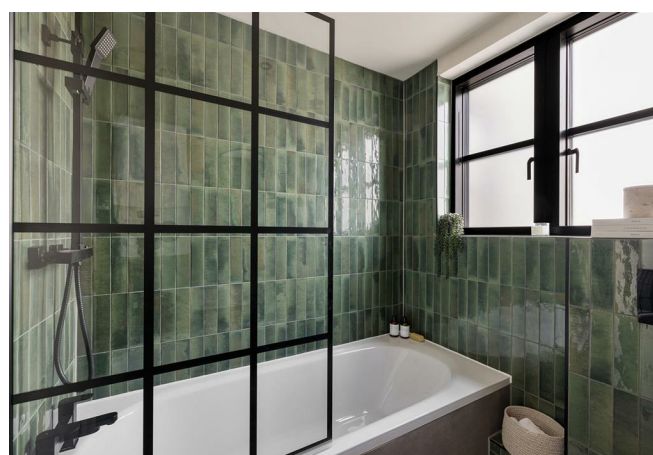
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IF YOU LIVED HERE...

This whole development has been designed with modern living in mind, so you'll quickly become accustomed to little luxuries like the box fresh decor, stunning fittings and triple glazed windows. It's all brand new and ready for you to enjoy. Your dual aspect open plan kitchen/living area is bright and spacious, with engineered oak flooring sweeping the length and plenty of room for all aspects of modern living, from dining to lounging. The kitchen area will be a joy to use with its sleek cabinets, integrated appliances, spotless worktops and stylish black fittings.

The bedroom is pristine, with the same polished finish as the rest of the apartment and in-built storage, and the additional office room will be a huge convenience however you use it.

The bathroom is stunning, with contemporary stylish black fittings, striking vertical tiling and a sleek counter-top basin - it wouldn't look out of place in a boutique hotel. Finally, the hallway is spacious, with in-built storage, so banishing clutter will be a breeze.

Not only does the third floor height provide a touch of energy efficiency, you also benefit from solar panels with energy storage - plus the underfloor heating will keep you cosy in winter.

Beyond, venture down your tree-lined street to the village-esque hub of Wanstead and you'll feel a world away from the bustle of London life. With everything from horse riding, farmer's markets, charming pubs and lush greenery on your doorstep, it's easy to forget that you're only about 17 minutes away from the City on the tube (which is a ten minute walk away). If you want to stay local, though, La Bakerie will always be a winner on work from home days, but for a treat, book in for the excellent Provender Restaurant and Bombetta. There are so many options, you'll have a fantastic time exploring.

WHAT ELSE?

- As for green space, to the south you'll find Wanstead Park, a much loved community space and landmark of historical importance. Chalet Wood there is particularly popular during bluebell season. To the north you've got Epping Forest's Hollow Ponds, where you can even rent a rowing boat during summer months.
- You're also brilliantly near Leytonstone and the much sought-after Brushwood area, where there are more excellent perks, including the North Star, an authentic and friendly pub buzzing with locals and serving up delicious Thai food and pizzas. There are other gems nearby such as Homies on Donkeys, which won BBC2's Britain's Top Takeaway.
- New local? You've moved at the perfect timing because the George and Dragon has just undergone a big renovation and now boasts stunning interiors, a brilliant menu and buzzing atmosphere. It's just ten minutes away on foot.



WANSTEAD E11

"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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