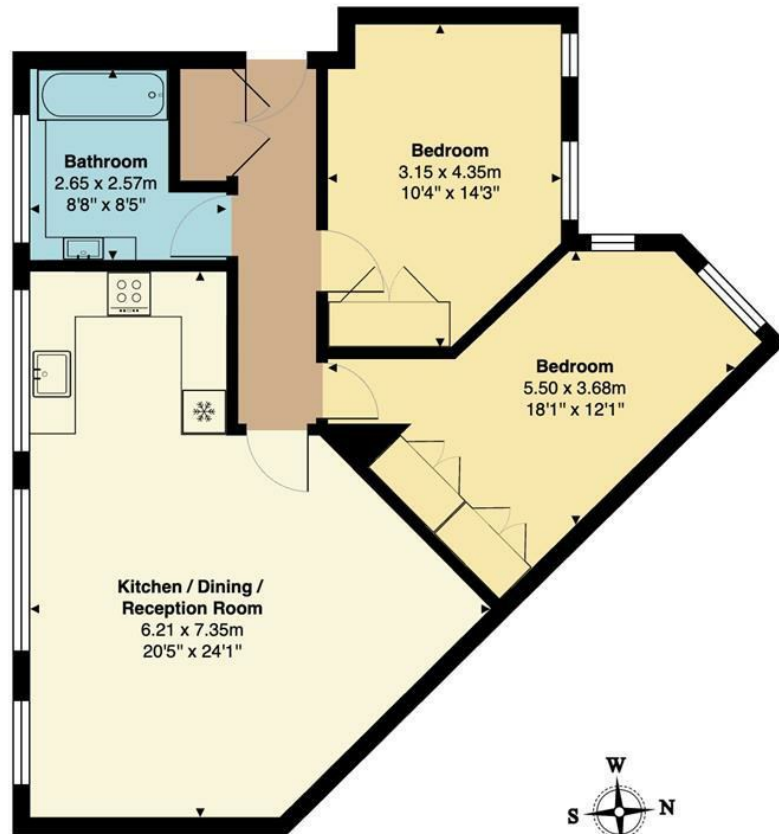




Fourth Floor

Total Area: 73.0 m<sup>2</sup> ... 786 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



## Harley Court, Wanstead, London Offers In Excess Of £550,000 Leasehold 2 Bed Apartment



➔ E17 Office  
236 Hoe Street  
E17 3AY  
0203 397 9797  
hello17@stowbrothers.com

➔ E11 Office  
117a High Street  
E11 2RL  
0203 397 2222  
hello11@stowbrothers.com

➔ E4 Office  
1 Bank Buildings,  
The Avenue, E4 9LE  
0203 369 6444  
hello4@stowbrothers.com

stowbrothers.com  
f @stowbrothers

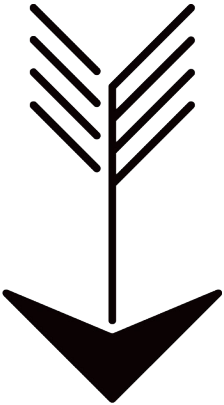
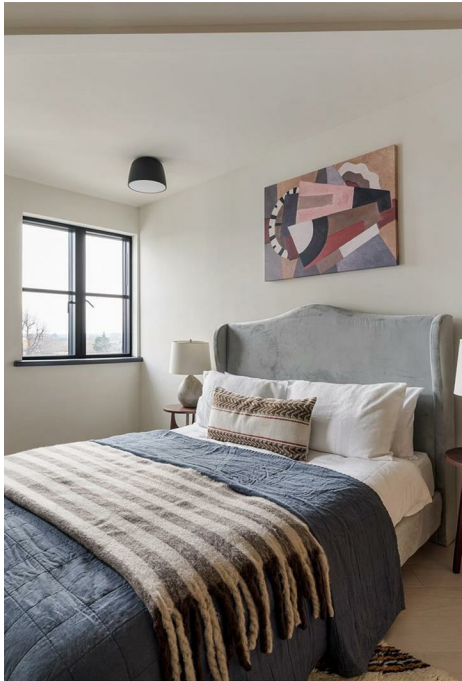


# Features

- New build Apartment
- Two Bedrooms with Built in Storage
- Vaulted Ceilings
- 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

A beautifully presented and tastefully finished two-bedroom apartment appointed in the leafy locale of Wanstead. Meticulous design choices have been implemented throughout offering a serene metropolitan escape, surrounded by the verdant expanses of Wanstead Park, Leyton Flats and Hollow Pond, yet the urban connectivity of the underground is conveniently on your doorstep.

Your city commute is seamless with neighbouring Wanstead Station a mere eight-minute stroll away, offering swift access across the capital via the central line.



## 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





➡ If you lived here...

Neatly nestled in the heart of sought-after Wanstead, this immaculate two-bedroom apartment offers a harmonious blend of contemporary design and eco-friendly living. The newly built property features vaulted ceilings that enhance the sense of space and light, complemented by engineered oak flooring and underfloor heating throughout. Triple-glazed Velfac windows frame the leafy surroundings, while solar panels with energy storage underscore the home's sustainability credentials. With its impeccable interiors and thoughtfully designed layout, the apartment encapsulates modern comfort and beautiful design.

Situated just a short walk from Wanstead Station, this residence is perfectly positioned for commuters and those who value connectivity. Nature lovers will appreciate the proximity to Wanstead Park, Leyton Flats, and Hollow Pond, ideal for leisurely strolls or weekend picnics. The local area is brimming with charm, offering boutique shops, cafes, and restaurants along Wanstead High Street, creating a vibrant yet relaxed community atmosphere.

The open-plan kitchen, dining, and reception room is a highlight of the home, with sleek finishes and large windows that bathe the space in natural light. The bedrooms, each designed with serene aesthetics, provide a tranquil haven. The stylish bathroom boasts high-end finishes, including green tiled walls and black accents, adding a tasteful touch. Combining exceptional design with a sought-after location, this apartment is a rare opportunity to enjoy Wanstead's blend of urban living and leafy escape.

What else?

- A short stroll will take you to the thriving thoroughfare of Wanstead High Street, enjoy a roast at newly opened and beautifully renovated, The George and The Dragon or feast on a selection of Mediterranean delights at equally acclaimed Filika or Otto.

- Pop over to nearby Leytonstone, home to a plethora of eateries including The Leytonstone Tavern, here you'll be able to unwind and delight in an array of local craft beers or enjoy some delectable food from their award-winning menu focusing on sustainably sourced and ethically reared produce.

- Being conveniently located near the A12 ensures effortless and seamless travel by car.

