



## Brading Crescent, , London, E11 3RU

- One Bedroom Apartment
- 522 Sq. Ft.
- Outbuilding
- Ground Floor
- Finished To An Exacting Standard
- Moments From Wanstead Park

**£300,000**

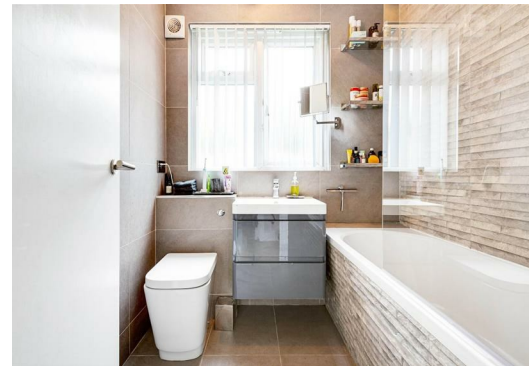


# Brading Crescent, , London, E11 3RU

## DESCRIPTION

Welcome to this stunning one-bedroom ground floor apartment situated within a smart purpose built block. This immaculate property has been meticulously refurbished to an exacting standard, offering a luxurious and comfortable living space. Situated in a prime location, it combines contemporary design with convenient features, making it an ideal choice for singles, couples, or those seeking a pied-à-terre in London. The apartment boasts beautiful herringbone flooring throughout, adding a touch of elegance to every room. The open-plan living and dining area is bathed in natural light, creating a warm and inviting atmosphere. The sleek and fully-fitted kitchen features high-quality appliances, ample storage space, and stylish countertops, making meal preparation a pleasure. The generously sized bedroom offers a tranquil retreat, with excellent built-in storage solutions ensuring clutter-free living. The contemporary bathroom is fitted with modern fixtures and a bathtub. Enjoy access to a well-maintained communal garden, perfect for relaxing outdoors and socializing with neighbours.

Brading Crescent is ideally located in a sought-after area of London, offering a mix of green spaces, local amenities, and excellent transport links. The property is within walking distance of Wanstead's local amenities including boutique shops, restaurants, and cafes. Nearby Epping Forest provides ample opportunities for outdoor activities and scenic walks. Manor Park Station (Elizabeth Line) (1.3miles) and Wanstead Tube (Central Line) (1.3 mile) are easily accessible, ensuring quick and convenient connections to the city center and beyond.



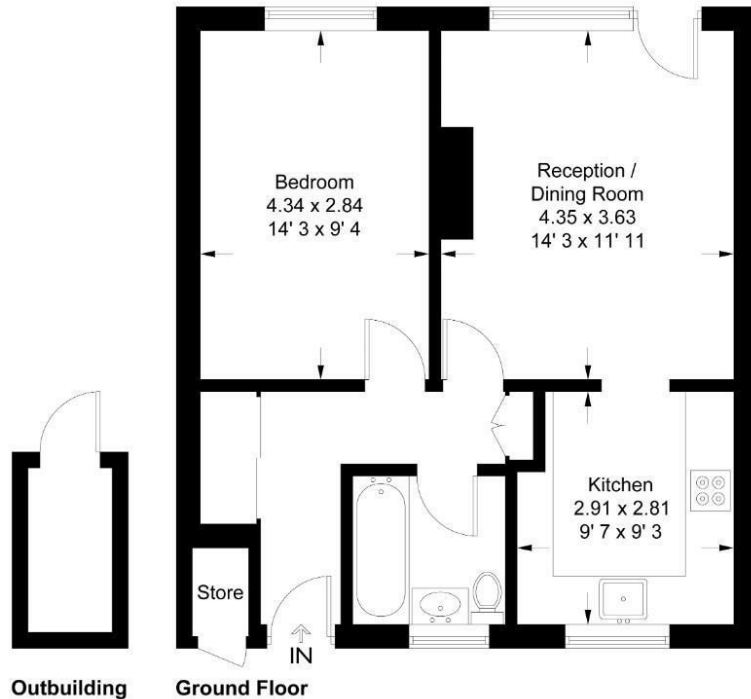






## Brading Crescent

Approximate Gross Internal Area = 522 sq ft / 48.5 sq m  
 Outbuilding = 23 sq ft / 2.1 sq m  
 Store = 9 sq ft / 0.8 sq m  
 Total = 554 sq ft / 51.4 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

### Viewings

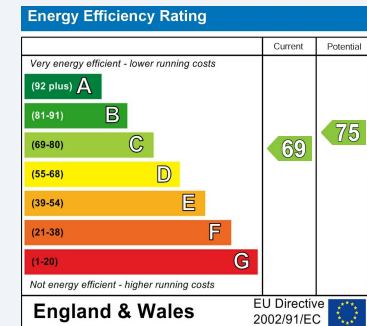
Please contact [shoreditch@hunters.com](mailto:shoreditch@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.