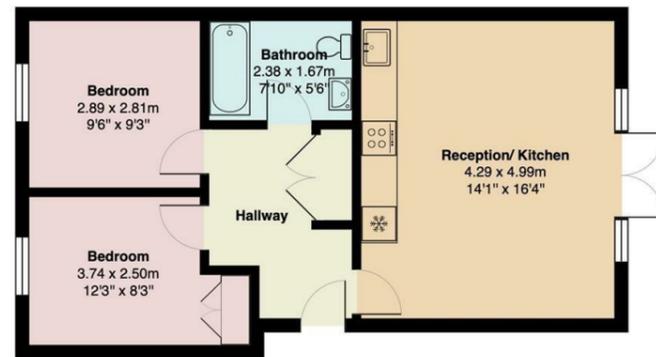


## Kiran Court, E11

Garden - Approx. 6.9m x 5.4m



Ground Floor

Total Area: 51.5 m<sup>2</sup> ... 555 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Reception / Kitchen  
14'0" x 16'4"

Bathroom  
7'9" x 5'5"

Bedroom  
9'5" x 9'2"

Bedroom  
12'3" x 8'2"



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		67	73
		EU Directive 2002/91/EC	



## SPRATT HALL ROAD, WANSTEAD

### Offers In Excess Of £400,000 Leasehold 2 Bed Apartment



#### Features:

- Two Double Bedroom Flat
- Large Private Terrace
- Open Plan Kitchen/Reception
- Secure Off Street Parking
- Built in Storage
- Central Wanstead Location
- Moments To Wanstead Station
- Close to Wanstead Park

This purpose-built two bedroom apartment on the ground floor of a popular modern block has a large private terrace and secure off-street parking. Located in central Wanstead, it's just moments from the tube station and shops, with Christchurch Green just a minute away and easy access to Wanstead Park and Leyton Flats.

REQUEST A VIEWING  
0203 397 2222

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IF YOU LIVED HERE...

You'd love the ease and convenience of living in a modern apartment close to all the conveniences of city life, in the midst of the charming urban village of Wanstead. Situated on a quiet residential street between Christchurch Green and George Green, Kiran Court is a popular low rise modern block of just 16 apartments, with secure underground parking. The large central hallway optimises space and provides direct access to all rooms. It also has a large built-in storage cupboard. With the bedrooms to your left, the main living space to your right, and the bathroom straight ahead, the apartment has a pleasingly logical layout. The main living space is open plan, with a well-equipped kitchen comprising a wall of fitted cabinets with integrated appliances and a peninsula. The generous proportions of this spacious room (which measures 16'4" by 14'11") provide lots of space for a dining table and a large sofa. There's lovely natural light from floor to ceiling windows and glazed double doors that open onto the private paved outdoor terrace, and a honey-hued wood floor adds warmth. Across the hallway, the two double bedrooms sit side by side. Both can accommodate double beds and bedroom furniture and are carpeted for comfort. The main bedroom has a fitted wardrobe, whilst the second bedroom is currently used as a workspace. The hotel-style bathroom has a luxurious

feel. The fully tiled walls, contemporary white suite with wall-hung washbasin and WC, and large fitted mirror imbue a sense of space and calm, making this the perfect place to relax. The bath has an overhead shower and a mixer attachment, and there's a handy heated towel rail. Throughout the apartment décor is mainly white or neutral, making it an ideal blank canvas. All fixtures and fittings are contemporary and stylish, and the property has double glazing.

WHAT ELSE?

- You'll be living in the centre of thriving Wanstead village with its excellent selection of local independent stores, bars and cafes and thriving community.
- There's great access to green spaces. Christchurch Green is virtually on your doorstep just a minute's walk away, George Green is a two minute walk, and the large open spaces of Wanstead Park and Leyton Flats are both within easy walking distance.
- Transport links are excellent. Wanstead tube station is a mere three minute walk away, offering Central Line journeys to the City (17 minutes to Liverpool Street) and the West End (28 minutes to Oxford Circus), and the nearby A12 provides fast access to the North Circular Road and M11.



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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