

Kitchen  
7'3" x 6'7"

Reception Room  
10'8" x 13'1"

Bedroom  
6'11" x 11'1"

Bathroom  
5'10" x 6'7"

Garage  
8'0" x 15'4"



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		EU Directive 2002/91/EC	

## QUEENSWOOD GARDENS, WANSTEAD Offers In Excess Of £260,000 Leasehold 1 Bed Flat



### Features:

- One Bedroom Flat
- Ground Floor
- Very Well Presented Throughout
- Modern Kitchen And Bathroom
- Single Car Garage
- Situated Within A Popular Residential Development
- Moments From Wanstead Park

Set within a popular residential development just moments from the wide open greenery of Wanstead Park, this beautifully presented one bedroom ground floor apartment offers calm, contemporary living in a well-connected East London location. With a private garage, thoughtfully updated interiors and excellent transport links nearby, it's an ideal home for anyone looking for an easy move into one of the area's most established neighbourhoods.

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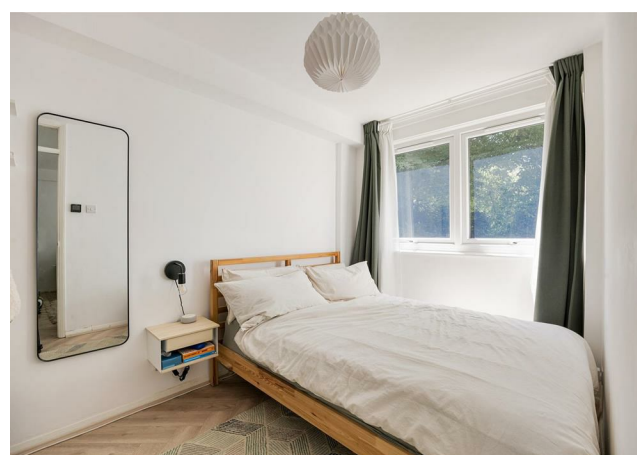
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**IF YOU LIVED HERE...**

Step inside and you'll find a home that has been carefully maintained, with a cohesive palette and a lovely sense of light throughout. The reception room sits at the heart of the apartment, with a broad window drawing in plenty of daylight and offering space to relax, work or entertain. An open serving hatch connects the reception to the kitchen, creating an easy flow between the two while keeping each space distinct. The kitchen itself has a clean, contemporary finish with sleek cabinetry, generous worktops and plenty of storage.

The double bedroom is a calm retreat, decorated in soft neutral tones with room for additional furniture alongside the bed. Across the hallway, the bathroom has been finished in a smart modern style, with large format tiling and a shower over the bath. The layout is practical and straightforward, making excellent use of the available space, while the inclusion of a single garage is a particularly useful addition for parking, storage or bicycles. Being on the ground floor adds another layer of everyday convenience,

and with Wanstead Park just moments away, peaceful walks and open green space are always close at hand.

**WHAT ELSE?**

- Leytonstone High Road Overground and Leytonstone Underground stations are both within easy reach, giving you straightforward connections across London via the Central line and Overground.
- Wanstead Park is just moments away, while Wanstead Flats and Hollow Ponds offer even more green space for weekend walks, running routes and time outdoors.
- Wanstead High Street is close by, with favourites including Provender and The Cuckfield, alongside independent shops, cafés and everyday essentials.



**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 ASSISTANT BRANCH MANAGER

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