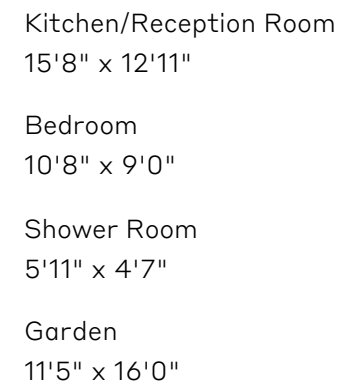
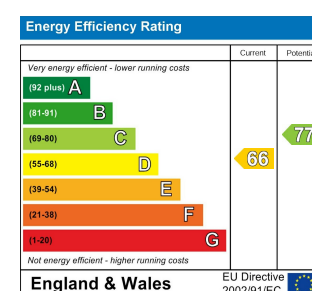




A modern living room with a large wooden shelving unit. The unit includes a desk with a chair, a yellow cabinet, and various decorative items like books, a vase, and a framed picture. The room has light wood flooring and a green wall.



- One Bedroom Flat
- Ground Floor
- Beautifully Refurbished Throughout
- Direct Access to Communal Gardens
- Built in Storage
- Long Lease
- Close to Transport Links
- Moments from Wanstead Flats

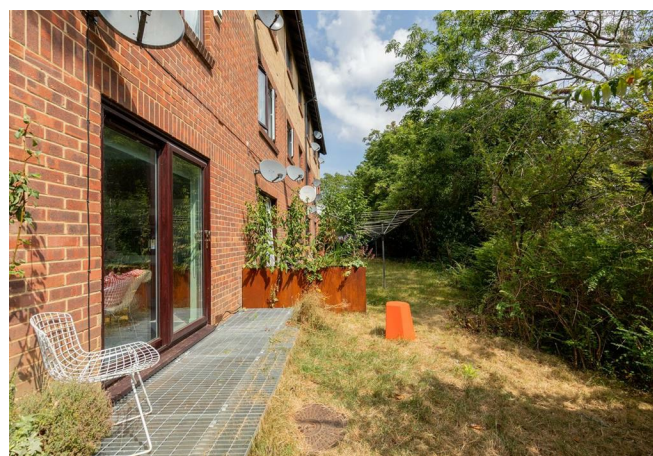
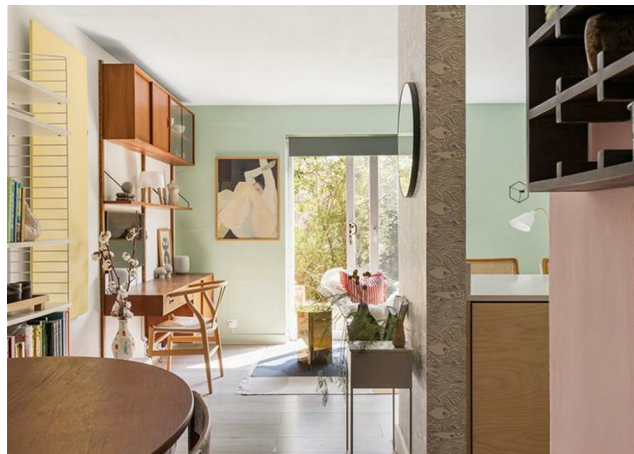
Beautifully refurbished and thoughtfully designed, this ground floor one bedroom apartment offers bright, easy living in a peaceful setting just moments from Wanstead Flats. With direct access to the communal gardens, generous built-in storage and a long lease, it's an excellent first home or investment. Transport links are close at hand, making it easy to enjoy both the green open spaces and the convenience of East London living.

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IF YOU LIVED HERE...

Step inside and you'll find a calm, carefully finished home with a practical layout that makes the most of every inch. The entrance hall provides useful built-in storage before leading into the spacious open plan kitchen and reception room. Filled with natural light, it's a welcoming space for relaxing or entertaining, with contemporary flooring, a soft neutral palette and a smart fitted kitchen tucked neatly to one side. A glazed door opens directly onto the communal gardens, giving you a lovely extension of the living space during the warmer months.

The double bedroom is quietly positioned away from the living area and is beautifully presented with more built-in storage to keep everything neatly organised. The shower room has been stylishly refurbished with fresh, modern fittings and a bright finish, while the thoughtful renovation throughout means you can simply unpack and settle straight in. Whether you're enjoying a quiet evening at home or stepping outside for a walk across the greenery of Wanstead Flats, this is a home that feels both

peaceful and well connected.

WHAT ELSE?

- Wanstead Flats is only moments away, offering acres of open green space for morning runs, weekend walks and summer picnics.
- Wanstead Underground station provides Central line services into the City and West End, while Forest Gate and Manor Park offer Elizabeth line connections. Nearby bus routes make getting around the surrounding neighbourhoods straightforward too.
- You're also within easy reach of Wanstead's excellent independent cafés and restaurants, including Provender and Bare Brew, while the wider selection of shops and amenities along the High Street are close by.



WORD FROM THE OWNER...

What first drew me to this flat was the balance between nature and city living. Being just moments from Wanstead Flats, I loved having one of London's largest green spaces on my doorstep. While it isn't the closest property to a station, the ability to step straight into the park for a morning run, an evening walk or simply to unwind after work has been invaluable.

Over the years I've carefully redesigned the flat to make the most of every square metre, creating a bright, calm and practical home with clever storage and considered details throughout. Although compact, it has never felt limiting because every space has a purpose.

Now living here with my girlfriend and our dog, Kimchi, we've come to appreciate the location even more. Within minutes we're in the park, making daily walks effortless and weekends outdoors part of our routine.

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