

Total Area: 50.0 m² ... 538 ft²

All measurements are approximate and for display purposes only

Reception Room
16'10" x 10'10"

Kitchen
8'9" x 7'1"

Bathroom
12'2" x 9'5"

Bedroom
12'2" x 9'5"

Bedroom
11'5" x 10'7"

Garden
13'1" x 16'4"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



HALSTEAD ROAD, WANSTEAD

Offers In Excess Of £450,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Ground Floor Flat
- Separate Kitchen and Reception
- Rear Garden
- Chain Free
- Set on a Quiet Tree Lined Street
- Sought After Location
- A Short Walk to Snaresbrook Tube
- Moments to Wanstead Village
- Recently Refurbished

Set on a quiet, tree lined street in a sought after pocket of Wanstead, this recently refurbished two bedroom ground floor flat offers calm, well balanced living just a short walk from Snaresbrook Station and the much loved Wanstead Village. With a private rear garden, separate kitchen and reception, and the added benefit of being offered chain free, it's a home that feels both practical and welcoming from the outset.

REQUEST A VIEWING
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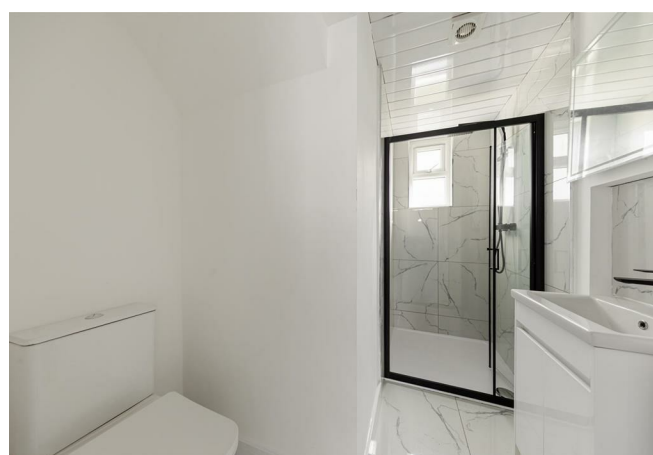
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IF YOU LIVED HERE...

Step through the front door and into a bright, well proportioned reception room at the front of the home. Large windows draw in plenty of natural light, creating a welcoming space to relax or host friends. Just behind, the separate kitchen is neatly arranged and practical, with a door leading straight out to the rear garden, making it easy to step outside for a morning coffee or a little time in the fresh air.

A small central hallway leads through to the more private parts of the home. The bathroom sits conveniently between the living areas and bedrooms, while both bedrooms are arranged along the left side of the property. The principal bedroom sits at the front, a generous double with space for additional storage, while the second bedroom is tucked quietly to the rear. Recently refurbished throughout, the flat has a fresh, calm feel and a layout that works well for everyday living.

WHAT ELSE?

- Snaresbrook Station is a short walk away for Central line connections into the City and West End.
- Wanstead High Street is close by, known for its independent shops, cafés and restaurants.
- Local favourites include The Larder, Otto Restaurant, Provender and Gail's Bakery.
- The Wanstead Tap offers a relaxed spot for drinks and local events.
- Wanstead Flats and Epping Forest provide miles of open green space nearby.
- Good local schools include Snaresbrook Primary School and Wanstead High School.
- Easy access to Leytonstone, South Woodford and wider East London neighbourhoods.



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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