

**Second Floor**  
 Total Area: 59.9 m<sup>2</sup> ... 645 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

- Bathroom  
7'6" x 6'0"
- Reception Room  
14'10" x 12'2"
- Kitchen  
9'3" x 6'0"
- Bedroom  
9'4" x 9'1"
- Bedroom  
13'4" x 9'1"
- Ensuite  
7'10" x 5'1"
- Pantry  
3'8" x 2'11"



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	



## MAKEPEACE ROAD, WANSTEAD

Offers In Excess Of £415,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Second Floor
- Well Presented Throughout
- Bright & Spacious Reception
- En-Suite To Master Bedroom
- Two Double Bedrooms
- Allocated Parking
- Desirable Location Close To Wanstead High Street
- Short Walk To Snaresbrook Station
- Chain Free

This well-presented two-bedroom apartment occupies a second-floor position within a desirable Wanstead setting. The home features two double bedrooms, including a main bedroom with its own en-suite, alongside a bright and generously sized reception room that sits at the heart of the layout. Offered chain free, it's an appealing option for buyers seeking a straightforward move. Allocated parking adds everyday convenience, while the location places you close to the amenities of Wanstead High Street and within a short walk of Snaresbrook Station, making it particularly attractive for commuters and those wanting easy access to local shops, cafés and transport links.

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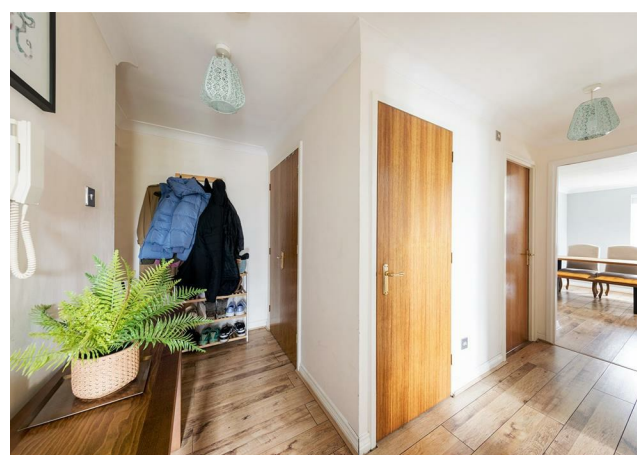
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#### IF YOU LIVED HERE...

Set within a neatly presented apartment building, the exterior combines a balanced brick façade with crisp white detailing. The elevations feel orderly and well composed, with surrounding greenery adding to a settled, established feel as you arrive. Inside, the second-floor home opens into a welcoming hallway with warm flooring and two generous built-in storage cupboards, keeping everything neatly tucked away while still allowing room for additional furnishings. From here, all rooms flow naturally, giving the apartment a sense of ease and cohesion. The reception room is particularly appealing, with dual aspect windows that allow daylight to pour in from multiple directions. There's a natural rhythm between the seating and dining areas, enhanced by clean lines and a carefully chosen palette that feels comfortable and inviting. Well-placed glazing and thoughtful proportions give the room a clear, considered quality. Just off the reception room, the kitchen is neatly arranged and finished in soft, neutral tones. Shaker-style cabinetry, crisp tiled splashbacks and warm flooring come together in a way that feels fresh and timeless, while a window provides a pleasant outlook and an airy presence. The main bedroom is a restful retreat, nicely proportioned and fitted with built-in wardrobes. An ensuite is tucked neatly alongside, finished in a clean, neutral style that adds a welcome sense of privacy and convenience. A second double bedroom continues the same understated feel, offering flexibility for guests, work or hobbies.

Completing the layout, the bathroom is well finished, featuring a bath with an overhead shower and soft-toned tiling that brings warmth and subtle detail. The surrounding area offers a great balance of village-style atmosphere and wide open green space. Wanstead High Street is within easy reach, with a mix of independent boutiques, relaxed cafés and well-loved spots such as Bobo & Wild for coffee and brunch, Luppulo Pizza for casual dining and The Cuckfield for food and drinks, creating a lively yet settled local scene. In the other direction, George Lane has its own character, home to the Railway Bell for drinks, a local cinema and a growing selection of shops and eateries. For a change of pace, Leyton Flats, part of Epping Forest, is close by, offering expansive natural surroundings ideal for walking, cycling or unwinding outdoors.

#### WHAT ELSE?

Transport connections are equally appealing, with Snaresbrook Station just a nine-minute walk away. From here, the Central line provides direct access into the City and West End, making daily commuting and weekend plans equally convenient. Well-placed bus routes also serve the area, adding further flexibility for getting around East London and beyond.



#### 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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