

Reception room  
14'11" x 13'7"

Kitchen  
9'8" x 11'4"

Bedroom  
12'0" x 12'5"

Bedroom  
6'5" x 9'7"

Bathroom

Balcony

Total Area: 62.5 m<sup>2</sup> ... 673 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## NEW WANSTEAD, WANSTEAD

Offers In Excess Of £425,000 Leasehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- Situated On The Top Floor Of A Well Maintained Block
- Very Well Presented Throughout
- South West Facing Balcony With City Views
- Fitted Wardrobes To Master Bedroom
- Shared Parking
- Communal Garden
- Desirable Location Close To Wanstead High Street
- Short Walk To Wanstead, Leytonstone And Snaresbrook Central Line Stations

Set within a well maintained block, this top floor two bedroom apartment offers a welcoming and comfortable feel throughout. The home is presented in excellent condition, with a consistent finish that feels cohesive and ready to enjoy. A south west facing balcony enjoys far-reaching city views, while fitted wardrobes in the main bedroom provide useful built-in storage. Residents also benefit from shared parking and access to a communal garden. The location works especially well, close to Wanstead High Street and within a short walk of both Wanstead and Snaresbrook Central line stations, making this home a well-connected and appealing option.

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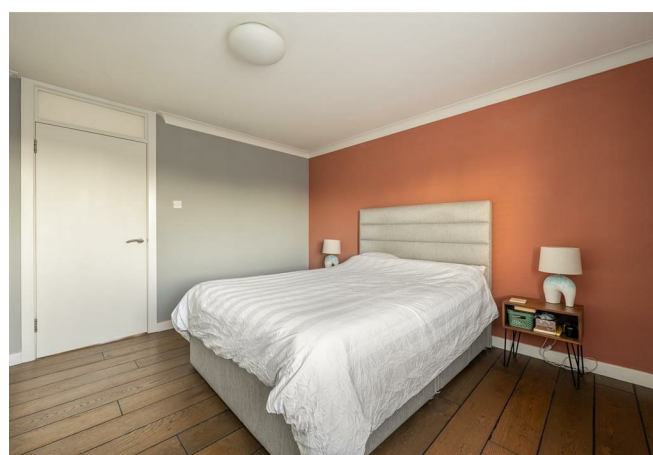
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### IF YOU LIVED HERE...

This attractively presented building makes a strong first impression, with warm brickwork and neatly kept communal areas creating a reassuring sense of care. Balconies bring character to the façade, while the overall setting feels established and quietly settled.

Inside, a welcoming hallway draws you in, with wood flooring adding warmth and a natural sense of flow as the rooms connect. The reception room opens out beautifully, offering generous proportions that work comfortably for both seating and a dining area. Glazed doors pull your attention towards the south west facing balcony, allowing daylight to move easily through the room and creating a relaxed, inviting atmosphere throughout the day.

Stepping outside, the balcony feels like a genuine extension of the living area, raised above the surroundings and perfectly placed for city views. It's an appealing spot for morning coffee or evening drinks as the light shifts and softens. Back inside, the kitchen has a sociable feel, with ample cabinetry and worktop space supporting everyday cooking. Light tiling underfoot keeps things feeling fresh, while the connection to the living area suits both casual meals and easy evenings at home.

The main bedroom is comfortably proportioned and welcoming, with a warm colour

palette and fitted wardrobes providing excellent storage. The second bedroom offers flexibility, with good proportions and plenty of natural daylight lending itself to a variety of arrangements. Completing the apartment, the bathroom is neatly finished in pale tiling, with a thoughtful layout and a reassuring, contemporary feel. Outside, residents also enjoy access to a generous communal garden, laid mainly to lawn and offering a pleasant green retreat.

The surrounding area strikes a lovely balance between neighbourhood charm and everyday buzz. Wanstead High Street is nearby and known for its independent feel, with places like Luppolo Pizza serving up relaxed, wood-fired favourites and The Cuckfield offering a welcoming spot for food and drinks alongside a mix of boutiques and cafés. In the other direction, Leytonstone High Road has a more eclectic character, lined with a broad range of local amenities and well-loved independents, including Wild Goose Bakery, known for its breads, pastries and laid-back café vibe. Green space is also close at hand, with Leyton Flats and Wanstead Flats, both part of Epping Forest, providing wide open landscapes for walks, runs and time outdoors.

### WHAT ELSE?

Transport links are well placed, with both Wanstead and Snaresbrook stations just over a ten-minute walk away, offering swift access into central London via the Central line. A good selection of bus routes also runs through the area, making it easy to move around locally and connect with neighbouring districts.



### 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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