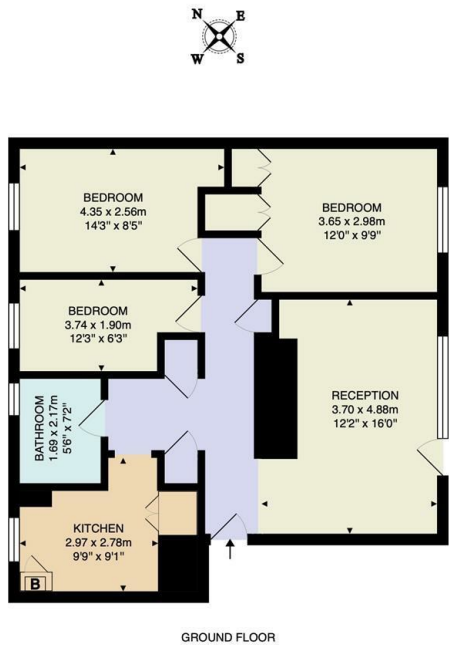
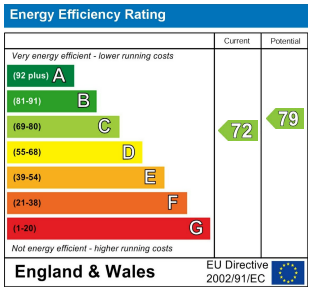




Total Area: 74.2 m² ... 799 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



BUXTON DRIVE, WANSTEAD

Offers In Excess Of £450,000 Share of Freehold
3 Bed Apartment



Features:

- Ground Floor Apartment
- Three Bedrooms & One Bathroom
- Gated Low Rise Development
- Surrounded By Woodlands & Green Space
- Direct Access to Communal Grounds
- Beautifully Presented
- Close to Wanstead High Street & Train Stations
- Communal Car Park

A beautifully presented three bedroom ground floor apartment in a gated, low-rise development on the greener edge of Wanstead, with woodland and open space close by. You're within easy reach of Wanstead High Street and its independent cafés and restaurants, while Snaresbrook and Wanstead stations put the Central line within walking distance.

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0203 397 9797

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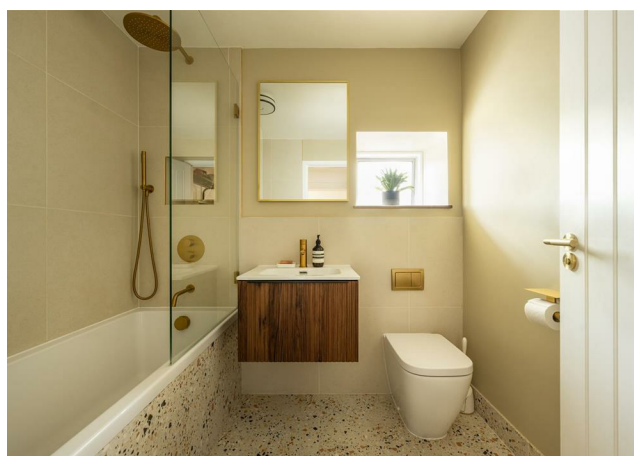
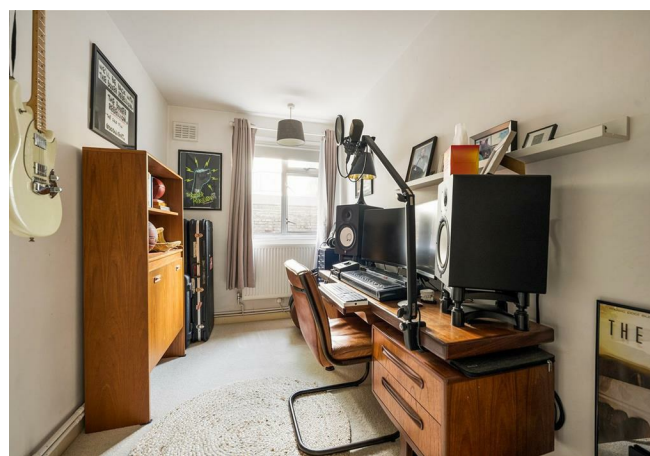
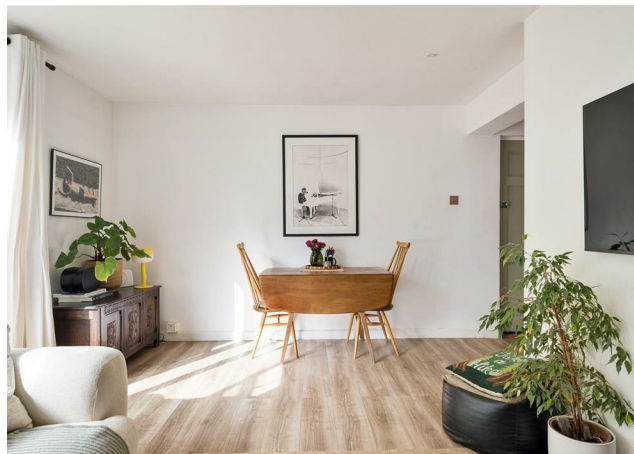
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IF YOU LIVED HERE...

Step inside and the hallway connects the apartment naturally, with the reception room opening to the right. It's a bright, comfortable living space, with warm wood-effect flooring, soft neutral walls and plenty of room for generous seating. A broad run of glazing draws in the greenery outside, while a glazed door gives you direct access to the communal grounds. The separate kitchen sits off the hallway, finished with glossy white cabinetry, grey worktops and open timber shelving, with a window above the sink bringing in natural light.

Continue along the hallway and you'll find the bathroom and three bedrooms. The bathroom has been particularly thoughtfully finished, with a bath and rainfall shower above, warm brass fittings, terrazzo-style flooring and a timber-fronted vanity. The bedrooms each have their own character, from calm neutrals to a soft green palette, while the layout offers useful flexibility for sleeping, working from home or a combination of the two. Storage is incorporated into the floorplan around the two larger

bedrooms.

Outside, the communal grounds add another layer to everyday life here, particularly with direct access from the reception room. The wider development is surrounded by mature trees and green space, and there's also a communal car park within the gated grounds.

WHAT ELSE?

- Hollow Ponds is directly opposite, giving you woodland walks and waterside scenery almost as soon as you step outside, while the development's back gate provides direct access into Epping Forest.
- Snaresbrook station on the Central line and Wood Street Overground station are both around a 10 to 15 minute walk away, giving you two useful routes across London.
- Wanstead High Street is within easy reach for independent favourites including Bare Brew and Provender, alongside its mix of cafés, shops and places to eat.



A WORD FROM THE OWNER...

"We have absolutely loved our time living at Buxton House over the past 9 years. With its gated communal garden, along with direct access to the expanse of Epping Forest via the back gate, it has been the perfect place to bring up our son. We have always enjoyed a wonderful community feel here, and everyone respects the peace and quiet of the development. Transport links are easily accessible with access to the Central Line via Snaresbrook station, plus the Overground from Wood Street station, all within a 10-15 minute walk. We have loved living in such close proximity to Wanstead, Walthamstow and Leytonstone, and are surrounded by excellent schools. More recently, we have spent time renovating the property and we hope that we can now pass it on to someone who will love it just as much as we have!"

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