



PRESTIGE & VILLAGE

UK's finest properties

46, CAMBRIDGE ROAD, LONDON, E11 2PN



Guide price - £475,000 to £525,000

A bright and well laid out first floor apartment in the heart of Wanstead, offering generous living space, a large private garden, and excellent access to everything this sought after part of East London has to offer.

Set on a quiet residential turning on Cambridge Road, this two-bedroom apartment combines practical living with a location that is hard to beat. Large windows throughout allow plenty of natural light into the home, while the large private garden and loft access provide valuable additional space. Subject to the necessary consents and approvals, the loft may offer potential for further accommodation, as seen in neighbouring properties.

THE LAYOUT

The accommodation is arranged across the first floor and offers a natural, well-balanced layout. The living room is bright and comfortable, with large windows creating a welcoming main living space. The kitchen is well arranged for everyday living, with a practical layout and good storage.

Both bedrooms are genuine doubles, offering flexible accommodation for couples, young families or those working from home. Loft access provides useful additional storage, while the large private garden creates a welcome outdoor retreat away from the hustle and bustle of city life.

THE LOCATION

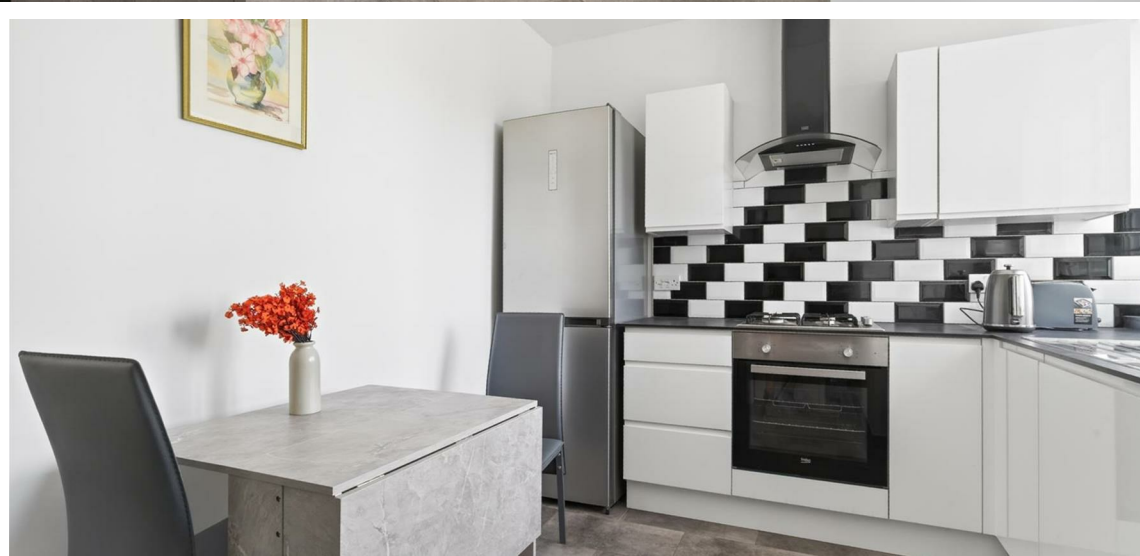
Situated on Cambridge Road, the property is within easy reach of Wanstead High Street, with its excellent selection of independent shops, cafés, restaurants, and everyday amenities. The green open spaces of Wanstead Flats and Wanstead Park are both close by, providing plenty of opportunities to enjoy the outdoors.

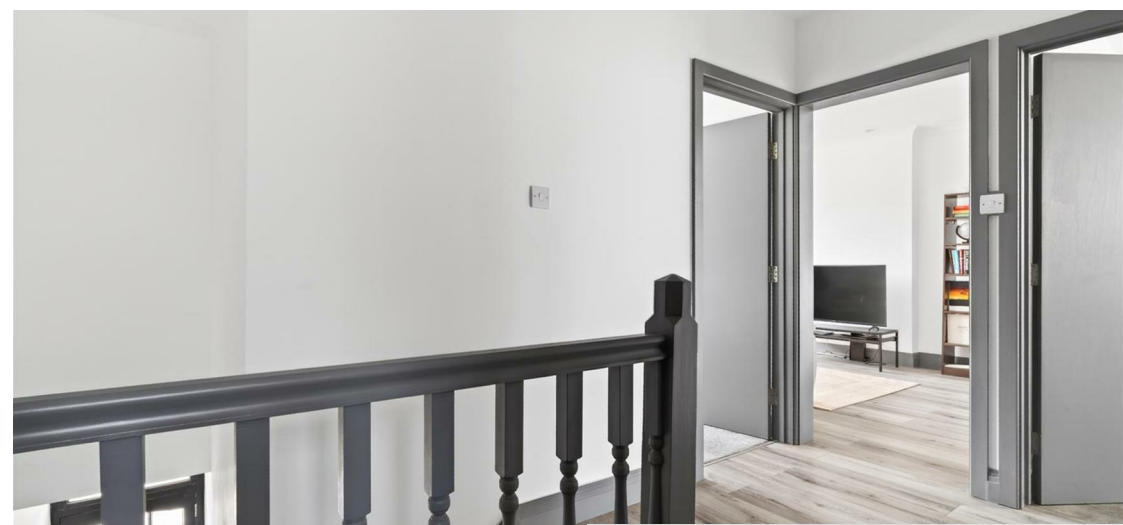
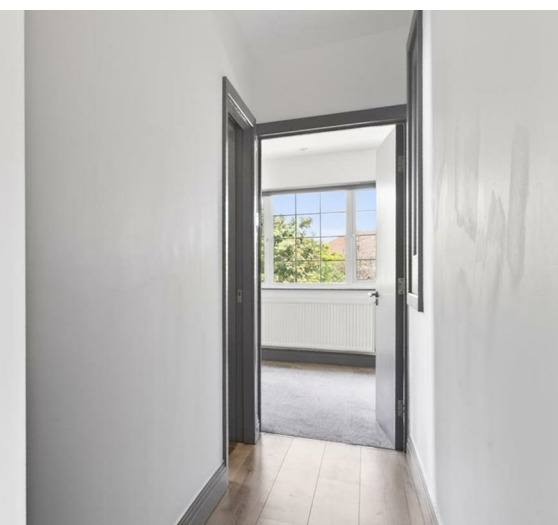
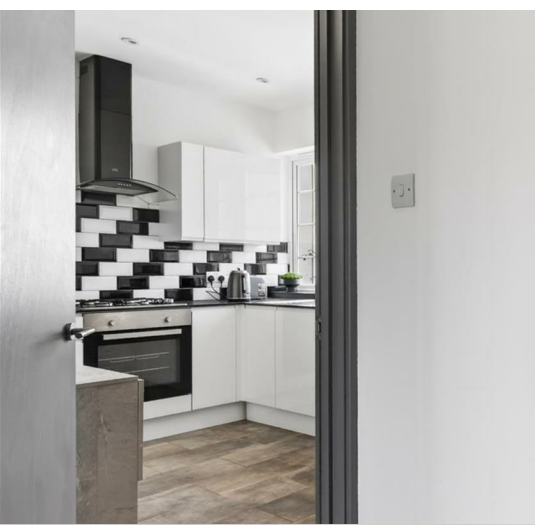
Transport links are excellent, with Wanstead Underground Station providing direct access into Central London via the Central Line. A number of well-regarded local schools are also nearby, further adding to the appeal of this highly regarded East London location.





- Large private rear garden
- Two genuine double bedrooms
- Bright and well laid out accommodation
- First floor apartment
- Loft access with potential for further accommodation (subject to the necessary consents and approvals)
- Long lease with approximately 151 years remaining
- Walking distance to Wanstead Underground Station
- Close to Wanstead High Street
- Near Wanstead Flats and Wanstead Park
- Quiet residential turning







LIVING ROOM

14'3" x 10'11" (4.36 x 3.33)

A bright and comfortable living room with a large window that draws in plenty of natural light and provides a pleasant outlook towards the surrounding greenery. The generous proportions provide ample space for both seating and entertaining, while the neutral décor creates a calm and inviting atmosphere.

KITCHEN/DINER

11'6" x 9'2" (3.51 x 2.80)

A bright and well-presented kitchen/diner with attractive views over the garden. Contemporary units, generous worktop space and excellent natural light combine to create a practical and welcoming space for cooking, dining, and everyday life.

BEDROOM 1

11'3" x 9'0" (3.43 x 2.76)

A bright and spacious double bedroom with pleasant views towards the surrounding greenery. The generous proportions provide ample space for freestanding furniture, while the large windows create a light and comfortable atmosphere throughout.

BEDROOM 2

13'5" x 11'7" (4.10 x 3.55)

A particularly spacious principal bedroom with windows to multiple aspects flooding the room with natural light and providing attractive views towards the surrounding greenery. The generous proportions easily

accommodate a full range of furniture while maintaining a calm and comfortable feel.

BATHROOM

A smartly presented bathroom fitted with a modern white suite, comprising a panelled bath with shower attachment, wash basin, and W.C. Contemporary tiling and a heated towel rail add to the clean, modern feel.

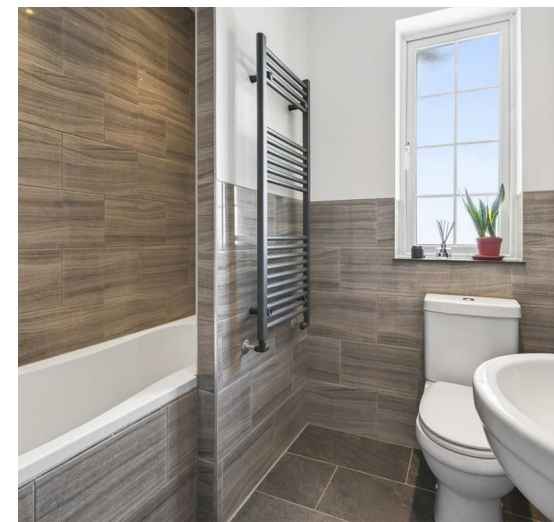
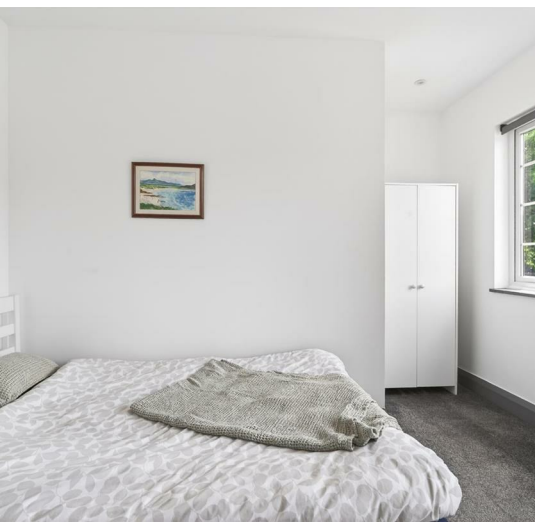
SEPARATE W.C

A useful separate W.C. fitted with a modern white suite comprising a W.C. and wash basin. Contemporary tiling and a window providing natural light give the room a bright and well-presented feel.

LOFT SPACE

24'0" x 20'6" (7.34 x 6.26)

The property also benefits from loft access, providing a substantial storage area. Subject to the necessary consents and approvals, buyers may wish to explore the potential for conversion, as seen in neighbouring properties.



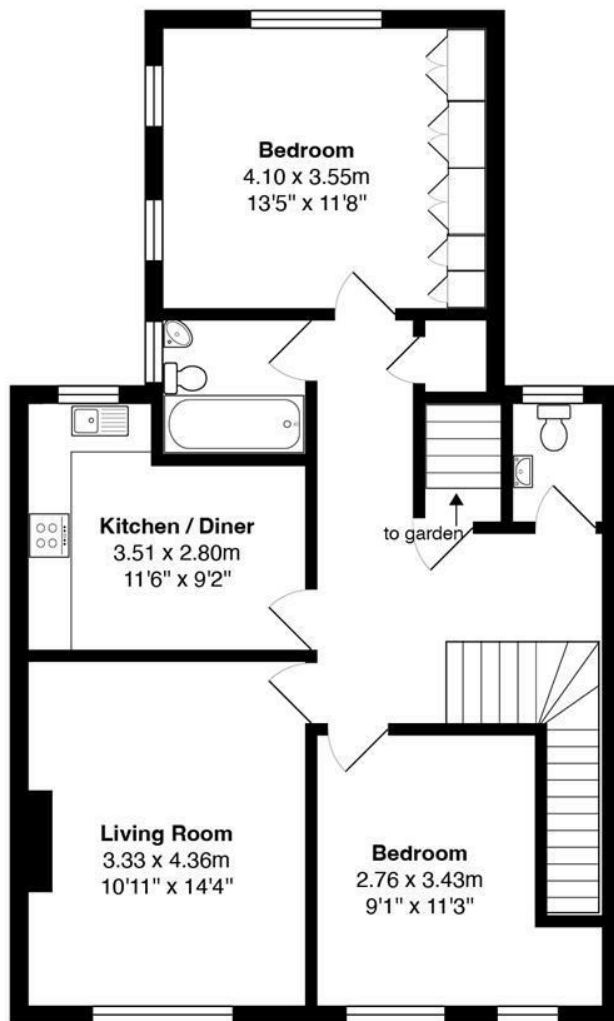


From the A12, follow signs towards Wanstead and continue along Wanstead High Street before turning into Cambridge Road.



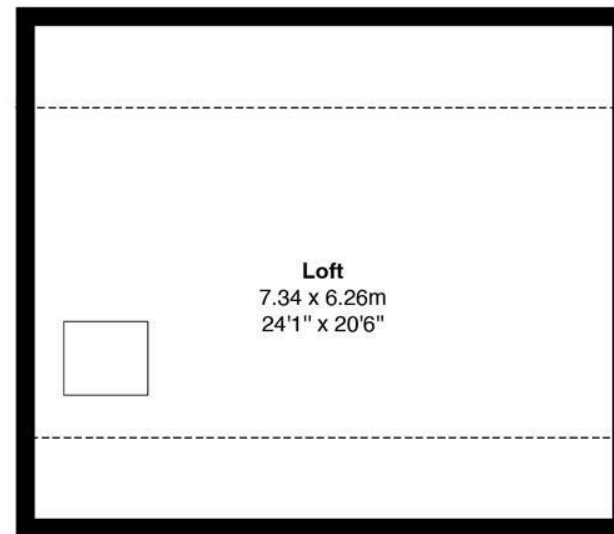
Redbridge
Band C

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Why energy efficient - lower running costs	Current	Potential	Why environmentally friendly - lower CO ₂ emissions	Current	Potential
A B C D E F G			A B C D E F G		
73 79					
Not energy efficient - higher running costs EU Directive 2002/91/EC			Not environmentally friendly - higher CO₂ emissions EU Directive 2002/91/EC		
England & Wales			England & Wales		



46 Cambridge Road, Wanstead

Total Area: 77.9 m² ... 838 ft² (excluding loft)



All measurements are approximate and for display purposes only



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