



Reception
10'11" x 14'5"

Kitchen
13'5" x 8'11"

Bathroom
5'6" x 6'5"

Bedroom
12'5" x 11'10"

WC

Bedroom
12'5" x 11'1"

Total Area: 75.1 m² ... 808 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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	



CAMBRIDGE ROAD, WANSTEAD

Offers In Excess Of £500,000 Leasehold 2 Bed Apartment



Features:

- Two Double Bedrooms
- First Floor Apartment
- Private Garden
- Good Decorative Order
- Loft access
- Close To Hollow Ponds & Wanstead Flats
- Close to Wanstead Station
- Short Walk To Wanstead High Street

A bright and well-proportioned two bedroom first floor apartment, set on a quiet residential turning just moments from Wanstead's much loved green spaces and high street. With a private garden, loft access and rooms in good decorative order, this is a home that feels both practical and welcoming from the outset. You're within easy reach of Wanstead Station and just a short walk from the independent shops, cafés and restaurants that make this pocket of E11 so well regarded.

REQUEST A VIEWING
0203 397 2222

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

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hello18@stowbrothers.com
0203 369 1818

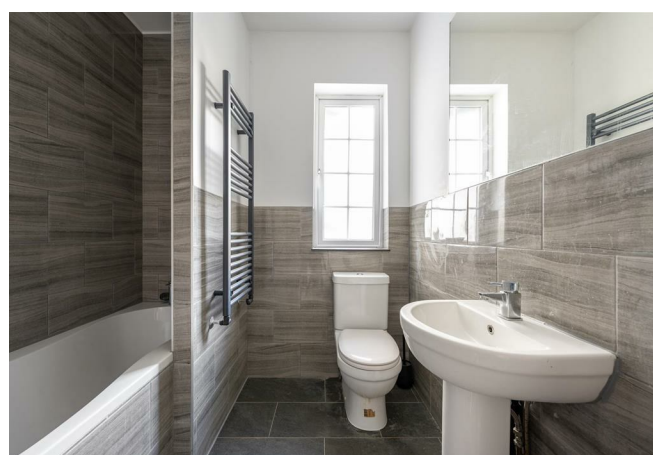
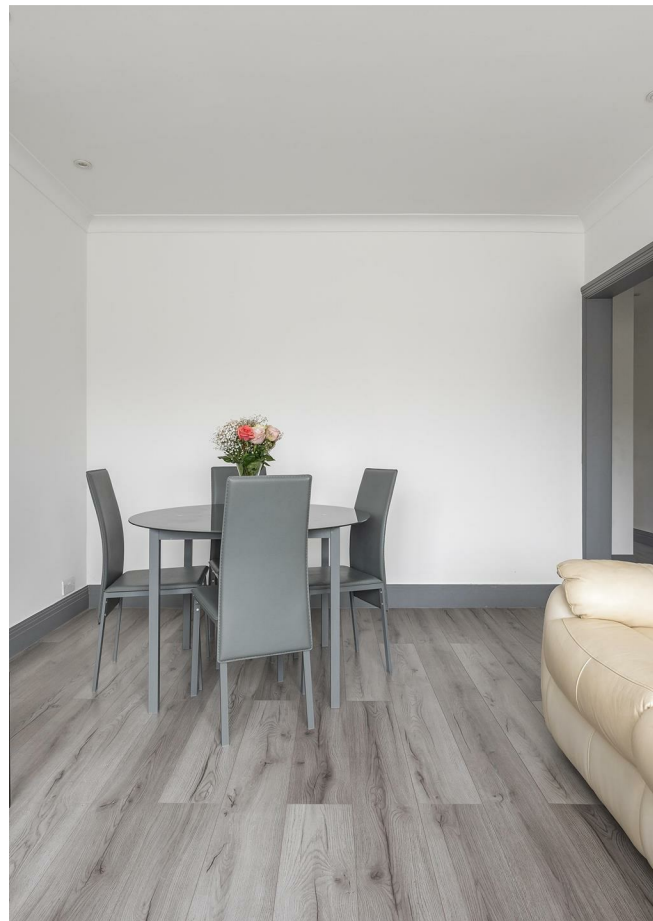
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

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0203 325 7228

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IF YOU LIVED HERE...

You'd step up to the first floor and into a home that unfolds with a natural, easy flow. The living space is bright and comfortable, with large windows drawing in plenty of daylight and a calm, neutral palette that makes it easy to settle straight in. The kitchen sits neatly alongside, well arranged for day to day living, while the overall finish throughout is clean and carefully maintained.

Both bedrooms are genuine doubles, thoughtfully proportioned and inviting, whether you need space for guests, a growing family or a dedicated home working setup. The private garden offers welcome outdoor room to enjoy in the warmer months, a quiet spot for morning coffee or

relaxed evenings with friends. Loft access adds useful additional storage and a sense of practicality that suits modern living.

WHAT ELSE?

- Hollow Ponds and Wanstead Flats are close by, offering open skies, wild grassland and a welcome stretch of nature just moments from your door.
- Wanstead Station is within easy reach for swift Central line connections across London.
- Wanstead High Street is a short walk away, home to much loved spots such as Provender, The Cuckfield and Otto, alongside independent delis, bakeries and everyday essentials.



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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