

Ground Floor

Total Area: 32.9 m² ... 354 ft²

All measurements are approximate and for display purposes only

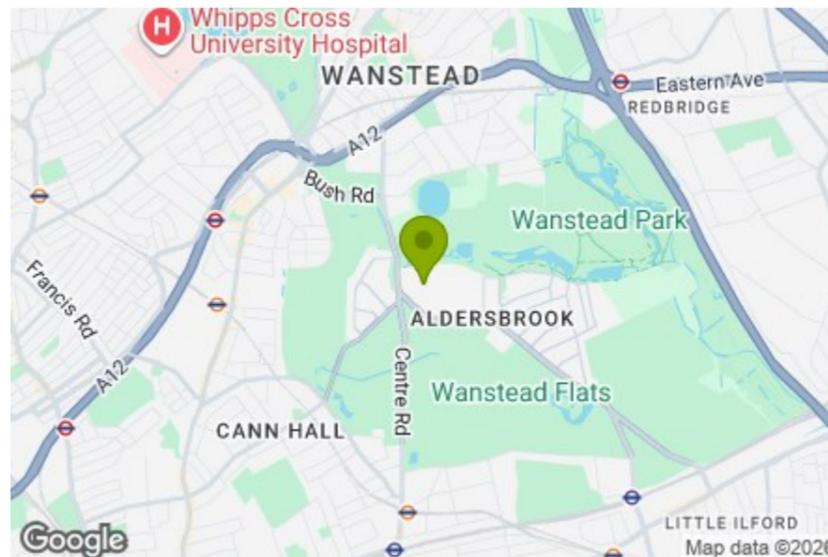
Bedroom
6'9" x 10'8"

Bathroom
6'2" x 6'6"

Reception Room
11'1" x 13'3"

Hallway
4'2" x 6'6"

Kitchen
5'3" x 6'10"



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		71	75
		EU Directive 2002/91/EC	



QUEENSWOOD GARDENS, WANSTEAD Offers In Excess Of £250,000 Leasehold 1 Bed Apartment



Features:

- One Bedroom Flat
- Ground Floor
- Very Well Presented
- Double Bedroom
- Bright And Spacious Reception Room
- Situated Within A Popular Residential Development
- Moments From Wanstead Park

This bright and well-presented ground floor flat offers comfortable living within a popular residential development. Inside, you'll find a double bedroom and a spacious reception room filled with daylight, ideal for both relaxing and entertaining. The property combines practicality with a welcoming feel, perfect for first-time buyers or those looking to downsize. Moments from Wanstead Park, the location brings green open spaces to your doorstep while keeping you connected to local amenities and transport links. A superb opportunity to enjoy a peaceful setting with the convenience of city life close at hand.

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IF YOU LIVED HERE...

Set on the ground floor, this thoughtfully laid-out home opens with a welcoming hallway, where wood-effect flooring and light décor create a bright first impression. A useful storage cupboard is neatly positioned here, ideal for keeping everyday items out of sight.

The main living area is bathed in sunshine from its south-facing dual access windows. The space offers an airy feel, with neutral tones and flooring that complement the abundance of daylight. There's plenty of room for both seating and dining, with options to personalise using shelving or display units. A hatch to the kitchen brings added character and convenience.

The kitchen makes excellent use of its layout, with wood-effect worktops and crisp white cabinetry creating a smart, practical finish.

The bedroom, accessed from the living space, enjoys a peaceful atmosphere. A wide window draws in sunshine and offers leafy glimpses outside, while the simple layout makes it easy to create a restful retreat.

The bathroom is fully tiled in white, with vibrant mosaic detailing adding a splash of colour. A large mirror enhances the sense of space, and the room also features a bath.

The surrounding area blends green open spaces with vibrant local spots. Wanstead Park is nearby, offering peaceful walks among lakes and woodland, perfect for unwinding or exploring nature. Wanstead Flats stretches out close to home, ideal for longer strolls through open grassland and playing fields, with the added reward of stopping into Tamping Grounds just beyond the flats for a coffee and a bite of Dusty Knuckle's much-loved bakes. For those seeking a lively atmosphere, The Red Lion promises a classic pub setting with plenty of character and a warm welcome. Leytonstone High Road and Wanstead High Street are both within easy reach, offering an appealing mix of independent shops, cafes, dining options, and everyday essentials. Altogether, the location brings together nature, community, and city convenience in equal measure.

WHAT ELSE?

Getting around is simple, with bus routes nearby offering connections across East London and towards local stations. Wanstead Park provides access to the Overground, with swift links towards Gospel Oak and Barking. Leytonstone High Road also opens up further Overground connections. The area is well served for commuters and anyone looking to explore the capital, with reliable public transport options close at hand.



A WORD FROM THE OWNER...

"I have lived here for 4 years after buying as my first time property and getting on the ladder. I've loved it here, from the friendly neighbourhood and the community feel, the local parks and tennis courts make it a friendly environment as well as the accessibility of the bus stop right outside taking you directly to Stratford or the Elizabeth line, it's extremely well connected whilst being nice and quiet. The forest is on your door step which is lovely for getting outdoors, something I've enjoyed whilst living here."

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