



Reception
16'5" x 13'8"

Bedroom
10'3" x 11'8"

Bathroom
8'1" x 5'11"

Kitchen
11'3" x 9'10"

Total Area: 59.5 m² ... 640 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			
(55-68) D		73	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GORDON ROAD, WANSTEAD

Offers In Excess Of £375,000 Share of Freehold
1 Bed Flat



Features:

- Victorian Conversion
- First Floor Flat
- Share Of Freehold
- Eat In Kitchen/Diner
- Bay Fronted Reception
- Original Floorboards Throughout
- Prime Wanstead Location
- Short Walk to Wanstead High Street & Station
- Potential for Development (STPP)

A beautifully bright one bedroom first floor Victorian conversion in the heart of Wanstead, just a short stroll from the High Street, Central line station and the area's much-loved independent cafés, restaurants and green spaces. Offered with a share of freehold, original floorboards throughout and exciting potential for further development (subject to the necessary permissions), this is a home with both immediate appeal and future possibilities.

REQUEST A VIEWING
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IF YOU LIVED HERE....

Step inside and head upstairs to a spacious central hallway that connects each room. To the front, the generous bay-fronted reception room stretches to over 16 feet in length, with original floorboards underfoot, high ceilings and large windows drawing in plenty of natural light. It's a warm and welcoming living space with lovely proportions and a calm, airy feel.

The double bedroom sits peacefully in the centre of the home and benefits from fitted storage, while the contemporary bathroom and separate WC are positioned just beyond. At the rear, the eat-in kitchen/diner provides ample room for cooking, dining and everyday living, with white cabinetry, wooden flooring and leafy views from the window. The layout works beautifully as it is, while also offering scope for future enhancement, making this an appealing option for first-time buyers, downsizers or anyone keen to put their own stamp on a well-located home.

WHAT ELSE?

Wanstead High Street is only moments away, offering an excellent mix of independent favourites and local institutions. Stop by The Larder for brunch, enjoy an evening meal at Provender, or pick up supplies from the monthly Wanstead Farmers' Market. Green space is one of Wanstead's greatest attractions. Christchurch Green is close by, while both Wanstead Park and the expansive greenery of Epping Forest offer endless opportunities for weekend walks, running routes and leisurely afternoons outdoors. Wanstead Station is within easy walking distance, putting the Central line on your doorstep for straightforward journeys into the City, the West End and beyond. Families will also appreciate the selection of well-regarded local schools that have helped make Wanstead such a popular place to call home.



A WORD FROM 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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