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Brading Crescent, Wanstead

Offers In Excess Of £325,000

Bedrooms: 2 | **Receptions:** 1 | **Bathrooms:** 1

Tenure: Leasehold

Floor Area: 594.00 sq ft

Local Authority: Redbridge

Council Tax Band: C

- Second Floor Two Bedroom Apartment
- Stunning Views Across Wanstead Flats
- Private Balcony Overlooking Open Green Space
- Bright And Spacious Dual Aspect Reception/Dining Room
- Two Generously Sized Double Bedrooms
- Separate Spacious Fitted Kitchen
- Three Piece Family Bathroom
- External Storage Cupboard
- Double Glazing And Gas Central Heating
- Close To Wanstead Flats, Local Schools And Transport Links


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Churchill Estates are delighted to present this bright and spacious two bedroom second floor apartment, ideally positioned on the popular Brading Crescent in Wanstead. Enjoying stunning views across the open green spaces of Wanstead Flats, the property offers generously proportioned accommodation, an abundance of natural light and a private balcony making it an excellent opportunity for first time buyers, professionals, downsizers or those looking to enjoy a peaceful residential setting with excellent access to local amenities and transport links.

Upon entering the property, you are welcomed into a spacious entrance hallway which provides access to the accommodation and creates an inviting first impression. The heart of the home is undoubtedly the impressive reception and dining room, a wonderfully bright and generously sized living space benefiting from dual aspect windows which allow natural light to flood through the room throughout the day. The excellent proportions provide ample space for both comfortable lounge furniture and a dedicated dining area, making it equally suited to everyday living and entertaining guests.

A particularly attractive feature of this room is the direct access to the private balcony, where residents can enjoy beautiful, uninterrupted views overlooking the picturesque greenery of Wanstead Flats. Providing a delightful outdoor retreat, the balcony is the perfect place to enjoy a morning coffee, relax in the fresh air or simply take in the surrounding scenery.

The separate kitchen is another generously proportioned room, offering an extensive range of fitted base and wall mounted units providing plentiful cupboard storage and practical worktop space. Its spacious layout offers an excellent environment for cooking and everyday use, with plenty of potential for buyers to personalise the space to their own taste.

The accommodation continues with two bright and spacious double bedrooms, both offering comfortable proportions and excellent flexibility. Each bedroom provides ample room for bedroom furniture, with the second bedroom equally suited to use as a guest room, children's bedroom or home office depending on individual requirements. There is also a three piece family bathroom comprising a bathtub, wash hand basin and WC.

Further benefits include double glazing and gas central heating, providing comfort and practicality throughout the year, along with the added convenience of an external storage cupboard, ideal for bicycles, outdoor equipment and general household storage.

Wanstead Flats is one of the area's most appealing natural attractions, providing acres of open parkland, scenic walking routes and opportunities for outdoor recreation, jogging and cycling. The nearby Wanstead Park and its beautiful lakes, woodland walks and landscaped grounds offer further opportunities to enjoy the outdoors. The property is also conveniently situated for Wanstead High Street, with its excellent selection of independent cafes, restaurants, boutiques, supermarkets and everyday amenities. The popular shopping and dining destinations of Forest Gate and Leytonstone are also within easy reach.

For commuters, Wanstead Underground Station is approximately 0.8 miles away, providing Central Line services into Stratford, Liverpool Street and central London. Wanstead Park Overground Station is also approximately 0.8 miles away, offering connections along the Suffragette Line, while Leytonstone High Road Overground Station is approximately 0.9 miles away. Families are particularly well catered for with a selection of established local schools nearby, including Aldersbrook Primary School, approximately 0.2 miles away, Davies Lane Primary School, approximately 0.8 miles away and Wanstead High School, approximately 0.9 miles away.

For more information or to arrange an appointment to view, please contact the office at your earliest convenience to avoid disappointment.








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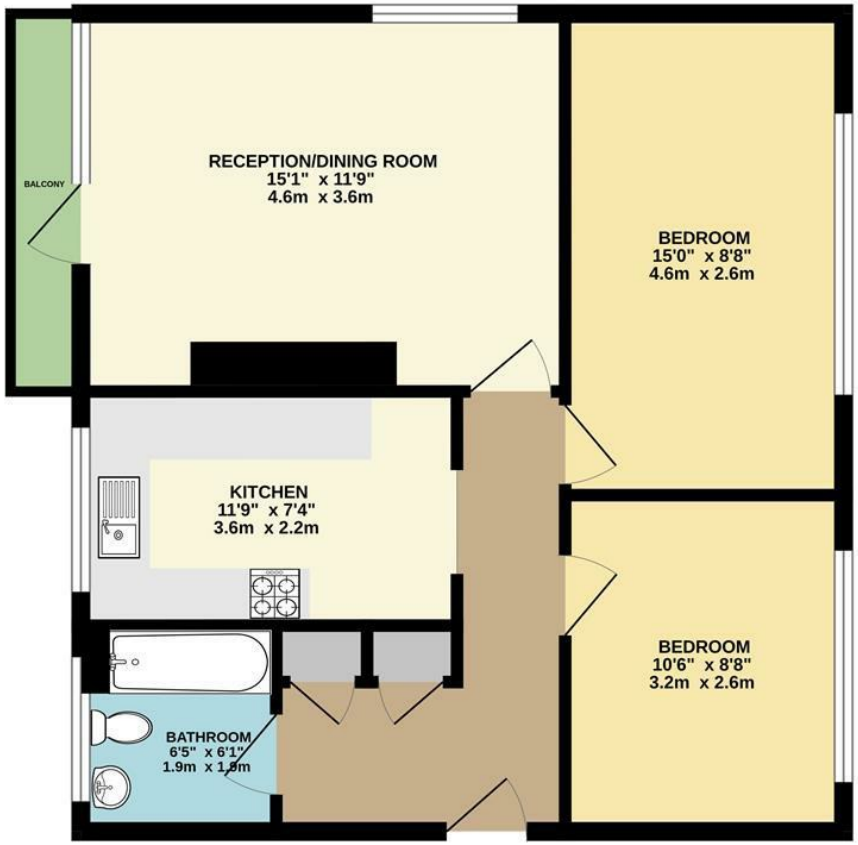

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SECOND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 594 sq.ft. (55.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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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	EU Directive 2002/91/EC	

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To view call **020 8989 0011**

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