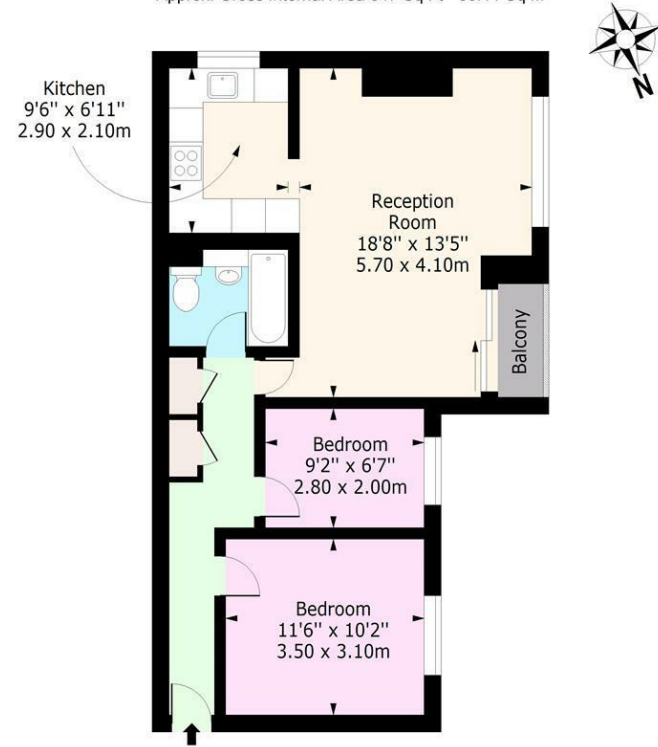


Malcolm Way,
Approx. Gross Internal Area 647 Sq Ft - 60.11 Sq M



Second Floor
Floor Area 647 Sq Ft - 60.11 Sq M

For Illustration Purposes Only - Not To Scale
www.lpaplus.com

Bedroom
11'5" x 10'2"

Bedroom
9'2" x 6'6"

Bathroom

Reception Room
18'8" x 13'5"

Balcony

Kitchen
31'5" x 20'0"



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MALCOLM WAY, WANSTEAD

Offers In Excess Of £425,000 Leasehold
2 Bed Flat



Features:

- Bright and Airy
- Neutral Decor Throughout
- Spacious Lounge
- Modern Kitchen
- Close to Snaresbrook Underground Station
- Private Balcony
- Moments from Wanstead High Street
- Street Parking

A bright and airy two bedroom apartment set on the second floor of a well-kept development in the heart of Wanstead. With a private balcony, spacious lounge, modern kitchen and neutral décor throughout, this is a home that's ready to move straight into. Snaresbrook Station is just a short stroll away, while Wanstead High Street, with its independent cafés, restaurants and everyday conveniences, sits almost on your doorstep.

REQUEST A VIEWING
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IF YOU LIVED HERE...

Step inside and a central hallway leads you through this well-proportioned home, where a calm palette and plentiful natural light create an immediate sense of openness. The generous reception room stretches to almost 19ft in length, offering plenty of room for both relaxing and dining. Large windows draw in daylight throughout the day, while glazed doors open directly onto your private balcony, a lovely spot for a morning coffee or a quiet evening wind-down overlooking the leafy surroundings.

Just off the reception room, the separate kitchen has been smartly updated with contemporary white cabinetry, wood-effect worktops and integrated appliances. The clean, minimal finish complements the rest of the apartment, creating a cohesive feel throughout. The bathroom is equally well presented, with neutral tiling and a full-sized bath with shower above.

Both bedrooms sit quietly off the hallway. The principal bedroom is a comfortable double with soft carpeting underfoot and

peaceful outlooks, while the second bedroom offers flexibility as a guest room, nursery or home office. Two storage cupboards in the hallway provide useful everyday practicality. At around 647 square feet, the apartment feels bright, balanced and easy to settle into, with street parking available nearby and some of Wanstead's most loved amenities within easy reach.

WHAT ELSE?

- Snaresbrook Underground Station is just a short walk away, providing swift Central line connections into Stratford, the City and the West End.
- Wanstead High Street is moments away, home to local favourites including Provender, The Cuckfield and a wonderful collection of independent cafés, bakeries and shops.
- Eagle Pond, Christ Church Green and the wider green expanses of Epping Forest and Hollow Ponds are all close by, offering beautiful walking routes and outdoor space to enjoy throughout the year.



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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