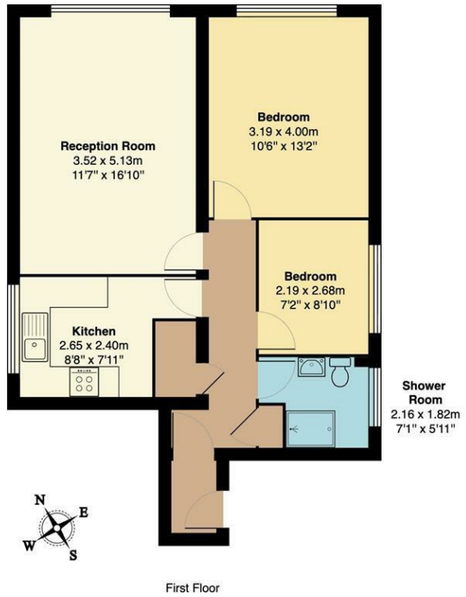


First Floor

Total Area: 59.5 m² ... 641 ft²

All measurements are approximate and for display purposes only

Kitchen
8'8" x 7'10"

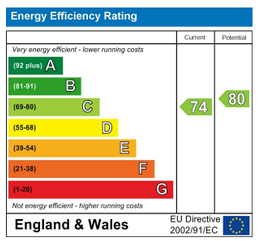
Reception Room
11'6" x 16'9"

Bedroom
10'5" x 13'1"

Bedroom
7'2" x 8'9"

Shower Room
7'1" x 5'11"





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

E18 & IG8
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

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS

THE STOW BROTHERS

SALES
LETTINGS
NEW HOMES
INVESTMENT & DEVELOPMENT



GROSVENOR ROAD, WANSTEAD

Offers In Excess Of £400,000 Leasehold

2 Bed Flat

Features:

- Wanstead Village Location
- Two bedrooms
- Communal gardens
- Parking
- Close to Snaresbrook Station
- Garage
- Chain Free
- Garden Views
- First Floor

A bright and well-kept two bedroom flat on the first floor of a purpose-built development in Wanstead Village, with leafy garden views, communal gardens, parking and a garage. Snaresbrook station is close by, while Wanstead High Street puts a lovely mix of independent cafés, restaurants and everyday essentials within easy reach. Offered chain free, it's a quietly positioned home with plenty of practical extras.

REQUEST A VIEWING
0203 397 2222















IF YOU LIVED HERE...

The reception room is a particularly inviting space, with a large window looking out through the trees and plenty of room to create distinct sitting and dining areas. Wood-effect flooring runs underfoot, while decorative cornicing, ceiling roses and wall detailing add a little character to the otherwise light, neutral finish. The separate kitchen sits just off the reception room, fitted with warm wood cabinetry, dark worktops and tiled splashbacks, with another good-sized window bringing in natural light.

Both bedrooms are reached from the central hallway, with the larger bedroom enjoying its own green outlook and room for substantial freestanding storage. The second bedroom sits alongside, while the shower room is finished with contrasting monochrome tiling and a generous glazed enclosure. Outside, the communal gardens bring a welcome sense of greenery to the setting, and the addition of parking and a separate garage makes day-to-day life that bit easier.

WHAT ELSE?

Wanstead High Street is nearby, with local favourites including Provender for French cooking, Bare Brew for coffee and La Bakerie for something freshly baked.
You're well placed for some of the area's best green spaces, from Christchurch Green at the heart of the village to the wider landscapes of Wanstead Park.
Snaresbrook station and Wanstead station are close by for Central line connections, while Wanstead station provides another useful option a little further into the village.



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 BRANCH MANAGER

REQUEST A VIEWING
0203 397 2222

FOLLOW US ↬ @STOWBROTHERS
STOWBROTHERS.COM