

Reception
18'0" x 12'0"

Kitchen
13'9" x 8'1"

Bedroom
11'3" x 9'2"

Bedroom
17'0" x 11'5"

Bathroom
10'5" x 5'0"

Storage

Storage

Total Area: 70.0 m² ... 754 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 | | 72 | 76 |
| (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 | |

FOREST COURT, WANSTEAD

Guide Price £465,000 Share of Freehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Second Floor
- Very Well Presented Throughout
- Spacious Bay Fronted Reception
- Fitted Wardrobes
- Communal Gardens
- Surrounded by Green Spaces
- Short Walk To Snaresbrook Station And Wanstead High Street
- Nestled Between Snaresbrook and Walthamstow

Set within a quiet residential pocket between Snaresbrook and Walthamstow, this thoughtfully arranged second-floor apartment offers a wonderfully balanced blend of comfort and convenience. The home features two well-proportioned bedrooms, one with fitted wardrobes, along with a spacious bay-fronted reception that provides a graceful setting for everyday living. Communal gardens offer a tranquil outdoor space to enjoy, while the surrounding green spaces bring a sense of openness to the area. With Snaresbrook Station and the independent shops and eateries of Wanstead High Street only a short walk away, the location places everything you need within easy reach.

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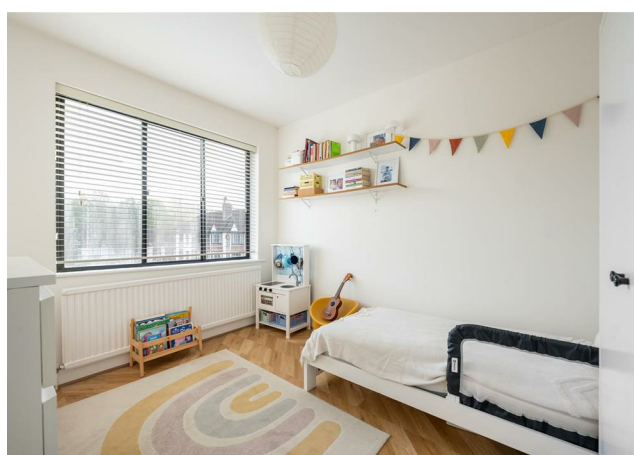
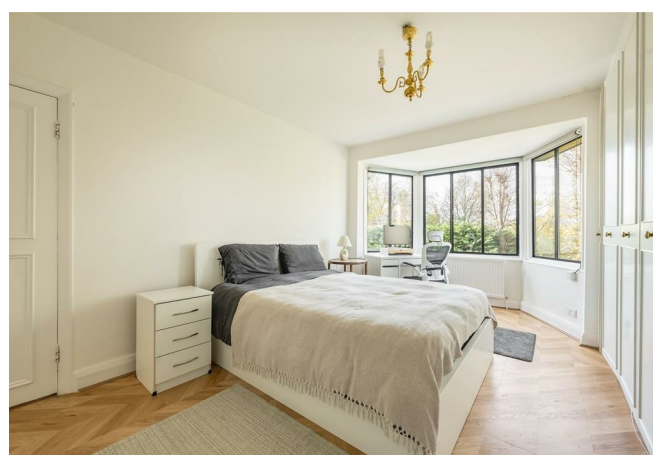
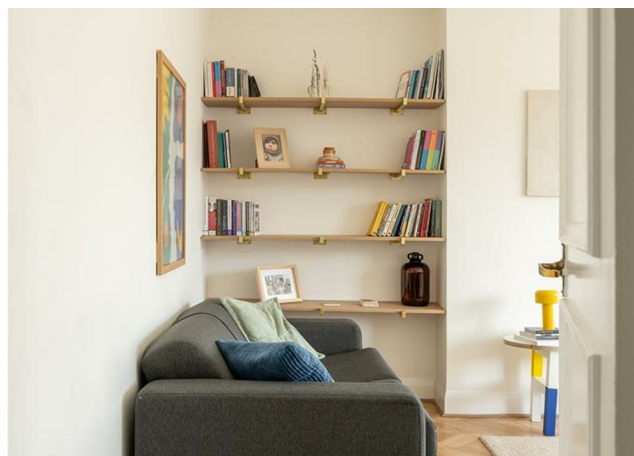
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IF YOU LIVED HERE...

The building's attractive façade blends crisp white render with warm brick detailing, complemented by generous bay windows that give the architecture a balanced and confident presence. A neatly tended approach lined with mature planting leads to the front entrance, with greenery continuing into well-kept communal grounds that create a peaceful, leafy setting for residents.

Inside, the home opens into a welcoming hallway where herringbone wood flooring and gentle natural light set a calm, refined tone. With its clean layout and discreet built-in storage, the hallway provides an effortless introduction to the home. From here, the flooring runs through the principal rooms, creating an easy sense of continuity and a warm, cohesive backdrop throughout.

The reception room is wonderfully bright, its generous bay window drawing in daylight and offering an uplifting focal point. Its open proportions allow for a comfortable blend of lounging and dining, while the wood flooring contributes to the room's inviting, harmonious feel.

The principal bedroom echoes this brightness, with a wide bay window framing soft, leafy views. A full wall of built-in wardrobes offers excellent storage and keeps the room feeling composed. The second bedroom is similarly fresh and versatile, its broad window ensuring plenty of natural light and its neutral palette providing scope for different arrangements.

The separate kitchen is well-sized and filled with natural light, with white cabinetry

and patterned flooring adding a cheerful touch. Completing the layout is a neatly presented bathroom, where a large window and built-in cabinetry work together to create a clean, airy atmosphere.

Just beyond the home, you'll find a wonderfully varied stretch of local life in both directions. Wandering towards Wanstead High Road brings an easy mix of independent cafés, relaxed dining spots such as Bobo & Wild, and welcoming pubs like The Cuckfield, all woven between small boutiques and everyday essentials. Head the other way and Wood Street offers a different kind of charm, with Rebel Coffee, The Flowerpot and the characterful Indoor Market adding to its creative, village-like feel. Nature is ever-present, with Leyton Flats unfolding around the area and Eagle and Hollow Ponds offering wide-open greenery, peaceful water views and open scenery to discover.

WHAT ELSE?

Getting around is refreshingly straightforward, with Wood Street Station just over a 15-minute stroll away, offering direct links into the City. For access to the Central Line, Snaresbrook is also a little over 15 minutes on foot, connecting you quickly to the West End and beyond. With both routes within easy reach, the area is well placed for smooth daily travel in any direction.



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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