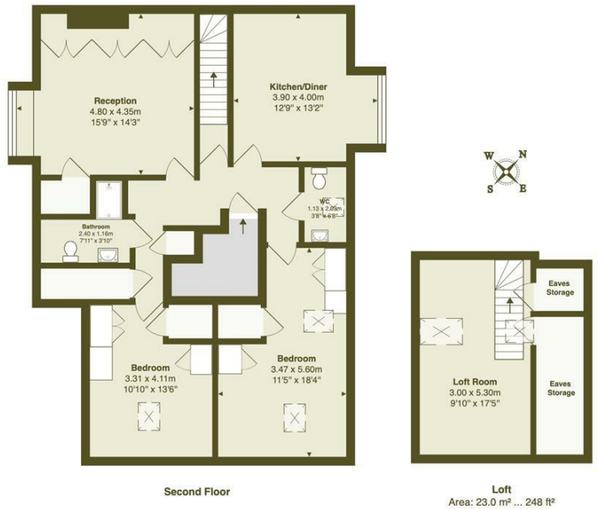
THE STOW BROTHERS



Total Area (Excluding Loft Room): 90.3 m² ... 972 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.

Reception
15'8" x 14'3"

Kitchen/ Diner
12'9" x 13'1"

WC
3'8" x 6'7"

Bedroom
11'4" x 18'4"

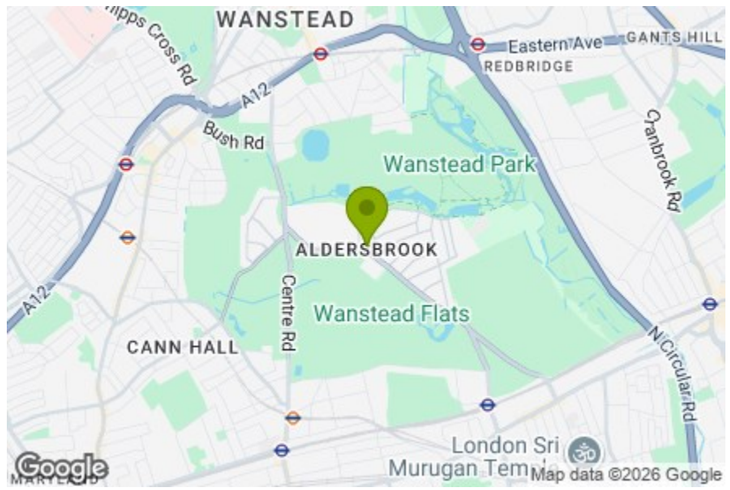
Bedroom
10'10" x 13'5"

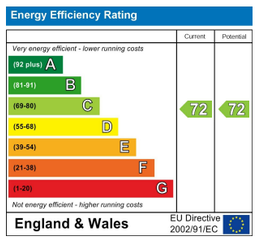
Bathroom
7'10" x 3'9"

Loft Room
9'10" x 17'4"

Eaves Storage

Eaves Storage





E11, E7, E12 & E15
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E17 & E10
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ALDERSBROOK ROAD, WANSTEAD

Offers In Excess Of £475,000 Leasehold
2 Bed Apartment

Features:

- Beautiful Period Conversion
- Two Double Bedrooms + Loft Room
- New Lease on Completion
- Second Floor
- Recently Refurbished & Modernised
- Surrounded By Green Space
- Close to Transport Links
- Generous Proportions (Circa 1000sqft overall)
- Chain Free

A beautifully refurbished two bedroom period conversion, set on the second floor of an impressive red brick building in leafy Aldersbrook. Offering approximately 1,000 square feet of thoughtfully designed space, including a versatile loft room, this chain-free home brings together period charm, stylish contemporary interiors and wonderfully green surroundings, with Wanstead Park just moments away.

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0203 397 2222















IF YOU LIVED HERE...

Step inside and you'll find a home that's been beautifully brought up to date, with generous proportions, natural light and thoughtful details at every turn. The reception room is a lovely place to settle in, with soft neutral walls, pale wood-effect flooring and a large window drawing in daylight. There's plenty of space to stretch out and relax, while the fitted cabinetry provides useful storage. The kitchen is another highlight, with sleek grey cabinetry, elegant marble-effect worktops and integrated appliances creating a smart, contemporary finish. Generously sized, there's ample room for a dining table too, so you can imagine slow Sunday breakfasts, lively dinner parties and everything in between.

Both double bedrooms are beautifully presented, offering inviting spaces to retreat to at the end of the day. The first has a lovely tucked-away feel, with a skylight bringing daylight into the room, fitted wardrobes and charming sloping ceilings adding personality. The second is equally appealing, with its own skylight, fitted storage and plenty of room to make the space your own. The bathroom feels fresh and considered, with marble-effect tiling, a contemporary vanity unit and a glass-enclosed shower, while a separate WC is a welcome practical touch.

Then there's the additional loft room, a real bonus with its pitched ceilings, skylights and pale flooring. Whether you fancy a creative studio, a peaceful home office or a cosy reading retreat, there's plenty of opportunity to make it your own. Beyond the interiors, the building's rich red brickwork, dark window frames and climbing greenery make a memorable first impression. With a new lease granted on completion and no onward chain, all that's left to do is move in and enjoy.

WHAT ELSE?...

- Green space is one of Aldersbrook's greatest pleasures. Wanstead Park is close by, offering winding woodland trails, ornamental lakes and peaceful spots for a weekend wander. Wanstead Flats provides even more room to roam, whether you're heading out for a morning run or a leisurely afternoon stroll.

- Wanstead High Street is a lovely destination for a weekend outing, with independent favourites including Provender for seasonal dining, Bobo & Wild for brunch and La Bakerie for freshly baked treats. You'll also find an appealing mix of shops, cafés and neighbourhood pubs.

- Getting across London is easy, with Manor Park Station offering Elizabeth line services towards central London and beyond. Wanstead and Leytonstone stations provide Central line connections, making commuting and spontaneous trips into town equally convenient.



A WORD FROM THE OWNER...

"The flat offers a spacious, comfortable and practical layout, making it an attractive home for families and professionals alike. The property features two separate bedrooms, a separate living room, a separate kitchen, an additional study room in the loft, a shower room and a separate WC.

One of the main advantages of the flat is its flexible layout. The separate living room and kitchen provide comfortable living space, while the additional loft study offers a useful dedicated area for working or studying from home.

The property is also conveniently located for families with young children, with a local school approximately a two-minute walk away at the end of the road. Public transport connections are another advantage. A bus stop is located close to the property, with a railway station approximately two to three bus stops away. There are convenient onward connections to the Elizabeth line, Westfield Stratford City shopping centre and London's West End.

With its practical accommodation, additional study space, nearby school, convenient public transport and access to shopping and central London, Flat 4 offers an appealing combination of comfort, flexibility and convenience."

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