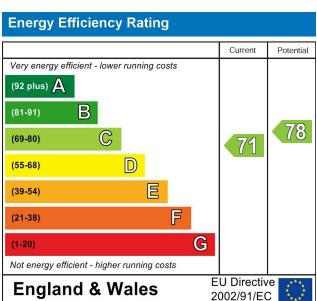


Total Area: 64.1 m<sup>2</sup> ... 690 ft<sup>2</sup>  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This 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.



## FOREST COURT, WANSTEAD Offers In Excess Of £450,000 Share of Freehold 2 Bed Flat Features:

- Art Deco Apartment
- Two Double Bedrooms
- Share of Freehold
- Ground Floor
- Fantastic Natural Light
- Built in Cabinets & Wardrobes
- Quiet Residential Location Surrounded by Woodland
- Short Walk to Snaresbrook Station
- Period Features

This Art Deco apartment offers an appealing layout with two double bedrooms and the added benefit of a Share of Freehold. Positioned on the ground floor, the home enjoys an abundance of natural light throughout, giving the living spaces a bright and welcoming atmosphere. Built-in cabinets and wardrobes provide thoughtful storage that blends seamlessly into the rooms without dominating the space. Period features are woven elegantly into the design, adding depth and a sense of history that complements the original character of the building. Set within a quiet residential location and surrounded by woodland, the setting feels wonderfully peaceful, while still being within a short walk of Snaresbrook station for easy links into the city.



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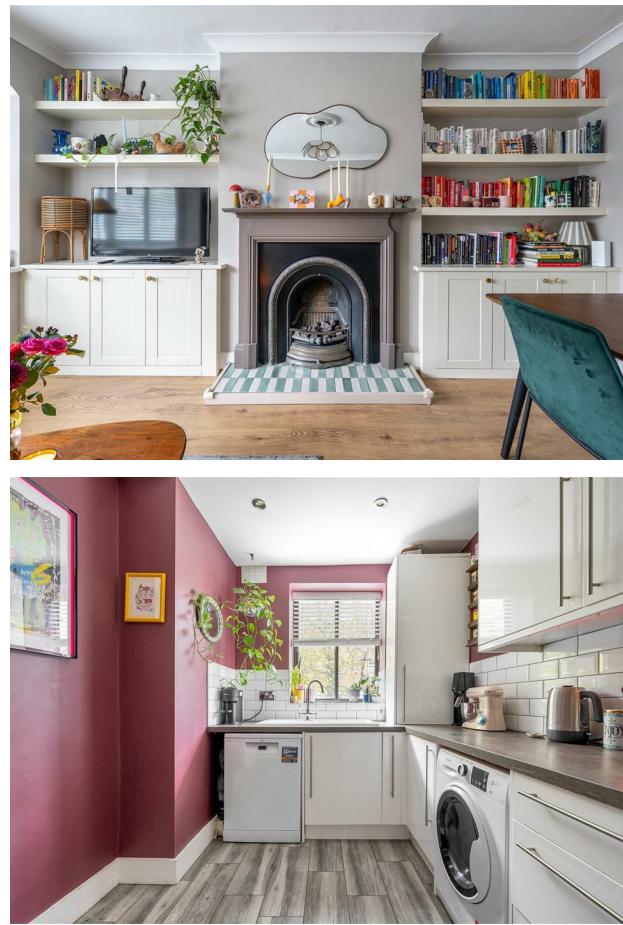
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#### IF YOU LIVED HERE...

An attractive Art Deco building immediately sets the scene, with a well-balanced frontage and a striking central arched detail that gives the façade real presence. The contrast between brickwork and pale exterior finishes is softened by mature planting along the approach, creating a welcoming first impression.

Step inside and the hallway feels quietly confident, with warm flooring underfoot and built-in storage neatly tucked away to keep everyday life effortlessly organised. From here, the reception room opens out into a generous, inviting space where a characterful fireplace draws the eye and fitted shelving adds depth and interest. A wide bay window floods the room with daylight, creating an atmosphere that's naturally suited to laid-back evenings as it is for hosting friends.

The kitchen continues the theme of thoughtful design, with clean-lined cabinetry and tiled splashbacks giving the room a fresh, contemporary feel. It's a space that works well day to day, offering a practical layout with plenty of room to move.

Both bedrooms are well-proportioned and comfortable, with the main bedroom enjoying a bay window and built-in wardrobes that keep the space feeling composed and uncluttered. The second bedroom provides a flexible, inviting room that's easy to shape to your needs.

In the bathroom, patterned flooring and brick-style tiling create a timeless backdrop,

with a bath and overhead shower neatly set within the space. Natural light keeps the room feeling open and refreshed, completing a home that blends period charm with modern comfort, and offers rooms that feel welcoming and ready to enjoy.

The setting adds another layer of appeal, with the home surrounded by the vast openness of Epping Forest, where ancient woodland, quiet trails and wide green spaces create a rare sense of seclusion within the city. Wood Street brings a lively local energy, with Rebel Coffee known for its friendly buzz and carefully made coffee, The Flowerpot offering laid-back pub charm, and the indoor market a treasure trove of vintage finds, antiques and one-off pieces. In the other direction, Wanstead High Street has a more polished feel, lined with independent boutiques, destination cafés such as Bobo & Wild, and popular gathering spots including The Cuckfield, creating a social scene that's as varied as it is characterful.

#### WHAT ELSE?

Transport links are easy and convenient, with Snaresbrook station around a 15-minute walk away, giving quick access to the Central line for journeys across London. Wood Street is equally walkable, offering direct rail services into Liverpool Street and beyond.



#### 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

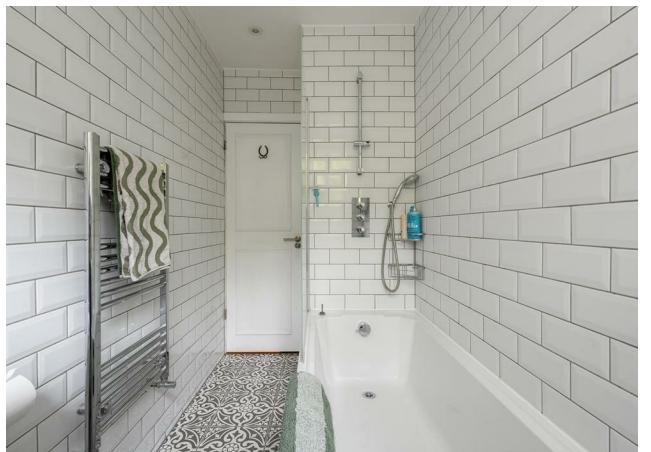
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**Hallway**

**Storage**

**Storage**

**Reception**

11'7" x 17'5"

**Kitchen**

8'1" x 12'11"



**Bedroom**

10'10" x 15'8"

**Bedroom**

9'3" x 10'8"

**Bathroom**

4'9" x 7'5"



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