



BLAKE HALL ROAD, WANSTEAD Offers In Excess Of £450,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Flat
- Very Well Presented
- Bright And Spacious Bay Fronted Reception
- First Floor
- Communal Garden
- Resident Parking To Rear
- Original Wood Flooring
- Modern Bathroom With Walk In Shower
- Ideally Located Close To Wanstead Station And High Street

This beautifully presented two-bedroom apartment sits on the first floor of a period property, offering a perfect balance of style and comfort in a highly sought-after location just minutes from Wanstead Village. The home features a stunning bay-fronted reception, access to a communal garden, and resident parking—so you'll never be chasing that elusive space, the true London Holy Grail. Ideally positioned, you're only a short walk from the green spaces and independent shops of Wanstead High Street, as well as excellent transport links at Wanstead Station on the Central Line.

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IF YOU LIVED HERE...

The living area is flooded with natural light, courtesy of a large multi-paned bay window. Original wood flooring adds warmth and character, while the original fireplace with its beautiful botanical tiled surround brings plenty of charm. Built-in white cabinetry and shelving on one side of the chimney breast provide practical storage. Painted in a soothing pale green, this is an easy space to relax and unwind.

Adjacent is the first bedroom, a dual-aspect room with another striking bay window, currently used as a home office.

The modern kitchen is finished with sleek black gloss cabinetry and features integrated appliances, including a gas hob for precise cooking. Wall and base units offer ample storage, making the space as practical as it is stylish—perfect for both everyday use and entertaining.

The bathroom is contemporary and well designed, with a walk-in rain shower, overhead rain head, and a floating vanity-mounted sink.

The principal double bedroom is generously sized and overlooks the rear garden through yet another charming bay window. Soft grey carpet underfoot and pink-beige walls create a calm, neutral backdrop, ready to be styled to your taste.

With access to well-kept communal gardens to the rear, it's a great opportunity to meet your neighbours or take a quiet break in a leafy, secluded setting. There's also

ample space for parking for ultimate convenience, so no endless circling or parking permits are needed.

Wanstead is a highly desirable area, combining the charm of suburban living with excellent connections to central London and offering a range of amenities to suit all lifestyles.

WHAT ELSE?

- Wanstead High Street buzzes with a vibrant array of bars, award-winning restaurants, boutiques, and local amenities – you'll even find a greengrocer, butcher and fishmonger, so it's no wonder residents love its 'villagey' feel.
- If you need to venture further afield, Westfield Stratford, the largest shopping centre in Europe, is just 10 minutes away by tube, offering world-class shopping, dining, and entertainment options.
- The area also boasts excellent schools and an abundance of green spaces. History enthusiasts will enjoy exploring Wanstead Park the site of King Henry VIII's childhood home. Now a beautiful part of Epping Forest it offers enchanting landscapes in every season. In spring, Chalet Wood comes alive with its renowned carpet of bluebells, making it a must-visit destination.
- Wanstead and Snaresbrook Central Line underground stations provide direct routes to Liverpool Street in just 15 minutes and the West End in 35 minutes. For those travelling by car, the A12 and A406 are conveniently accessed nearby, ensuring seamless connections out of London.



A WORD FROM THE OWNERS...

"We have loved living in Wanstead and its perfect blend of city and country living. The high street continues to grow in leaps and bounds. It offers everything you could need: pubs, restaurants, cafes and a monthly farmers' market. Some of the newest additions are our favourite: we love the pastries from Bobo & Wild and a pint at the recently refurbished pub the George. We also enjoy grabbing a coffee from La Bakerie after a walk or run in Wanstead Park or Wanstead Flats. We can get into the City for work and leisure in 30 minutes. If you're looking for something different and want to experience London's best nightlife, recently opened Drumsheds is only 15 minutes away by taxi. Wanstead offers everything you could need and we know you'll love living here too!"

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**Reception Room**

15'0" x 18'9"

Kitchen

7'1" x 8'10"

Shower Room

7'0" x 5'5"

Bedroom

10'6" x 14'0"

Bedroom

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