

Reception  
12'8" x 14'7"

Bedroom  
12'8" x 10'11"

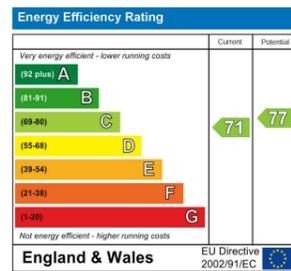
Bedroom  
11'11" x 9'8"

Bathroom  
6'10" x 4'11"

Kitchen  
8'9" x 13'2"

Total Area: 62.0 m<sup>2</sup> ... 667 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.



## BRADING CRESCENT, WANSTEAD

Offers In Excess Of £325,000 Leasehold  
2 Bed Apartment



### Features:

- Two Double Bedrooms
- Separate Kitchen and Reception
- Integrated Appliances
- Built in Storage
- Bespoke Wardrobes
- Moments to Wanstead Flats

Appointed on the second floor of a contemporary purpose-built block in the heart of leafy Aldersbrook is this immaculately presented two double bedroom apartment. Spacious throughout, this property boasts a multiplicity of living space as well as being conveniently positioned, offering easy access to both Manor Park and Wanstead Stations, ideal for commuters.

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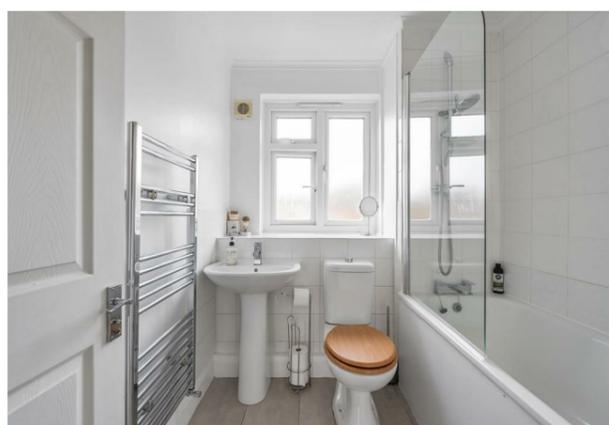
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#### IF YOU LIVED HERE...

This bright and spacious two-bedroom apartment, situated on the second floor of a well-maintained purpose-built block, offers comfortable living in a highly sought-after location in the heart of residential Aldersbrook. Moments from the verdant expanse of Wanstead Flats, this apartment boasts two generously sized double bedrooms, each featuring bespoke built-in wardrobes and ample storage solutions, providing both style and practicality. The reception room is flooded with natural light whilst overlooking an abundance of greenery, offering a serene space for relaxation. A separate modern kitchen, equipped with integrated appliances and sleek finishes, enhances the home's functionality and is ideal for both casual dining and entertaining.

The property is thoughtfully designed with a focus on maximising space, featuring smart layouts throughout, including a modern bathroom and ample built-in storage. The convenience of being close to transport links, such as Manor Park Station (Elizabeth Line) and Wanstead Station (Central Line), makes this location perfect for professionals commuting to central London. Both stations equidistant, a mere five-minute car ride away, providing swift access to Liverpool Street in just over half an hour.

Beyond the practicalities, this residence is moments away from the tranquil open spaces of Wanstead Flats, perfect for those who enjoy outdoor activities and verdant surroundings. The combination of modern amenities, generous storage, and proximity to green spaces and transport links makes this an ideal home for anyone looking to balance city living with a suburban retreat.

#### WHAT ELSE?

- For a weekend activity, pop over to Forest Gate arches, home to a plethora of local cafes, bars, restaurants and more. Treat yourself to some delicious banana bread curated by local artisans, Wild Goose Bakery, or indulge in their extensive South African inspired menu, crafted by award-winning bakers.
- The thoroughfare of Wanstead High Street is easily accessible, 5 minutes in the car or just half an hour on foot, you'll have access to E11's profusion of local eateries, coffee shops, independent retailers and more including Mediterranean favourites Filika or Otto.
- Residents won't be short of a botanical retreat, West Ham Park, a scenic space and the largest park in Newham is a short drive away. Here you can take in the horticultural delights of the Ornamental Gardens, children will enjoy the playground or paddling pool as well as play football or cricket.



#### A WORD FROM THE OWNER...

"I absolutely loved living in the leafy area of Aldersbrook. It's perfect for raising a young family, with a Children's Centre nearby and Aldersbrook Primary School, which has fantastic staff and engaging activities. Wanstead Park is beautiful, featuring seasonal trees and lakes where children can feed the birds. Spring brings baby ducklings, and the tea hut offers hot drinks or ice cream year-round. There's an outdoor theatre in summer on the Temple grounds, and the area is great for walking, running, or cycling, with horse riding stables nearby. Aldersbrook is well-connected to public transport for easy access to central London and Heathrow, with Leytonstone and Wanstead stations just 10 minutes by bus. Wanstead town is a 20-25 minute walk or a quick 5-10 minute bus ride away."

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