



Reception Room  
14'3" x 10'11"

Kitchen / Diner  
10'11" x 9'2"

WC

Bathroom  
5'10" x 5'6"

Bedroom  
11'3" x 8'11"

Bedroom  
12'0" x 11'7"

Loft  
24'0" x 20'6"

Garden  
29'6"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	79
		EU Directive 2002/91/EC	



## CAMBRIDGE ROAD, WANSTEAD

Guide Price £540,000 Freehold  
2 Bed Apartment - Duplex



### Features:

- First Floor Apartment
- Freehold
- Private Garden
- Planning Permission approved for Loft Conversion
- Good Decorative Order
- Close to Wanstead Station
- Loft access
- Close to Wanstead Flats

Set on a leafy residential street, this light-filled first floor home combines character, flexibility, and an enviable location. With a private garden, freehold title, and access to a generous loft, it offers both day-to-day comfort and exciting potential to extend, subject to planning. The interiors are smartly finished, creating a space that's ready to enjoy while leaving room for personal touches. Just moments from the open greenery of Wanstead Flats and within easy reach of Wanstead Station, it's perfectly placed for both relaxed weekends and smooth city connections.

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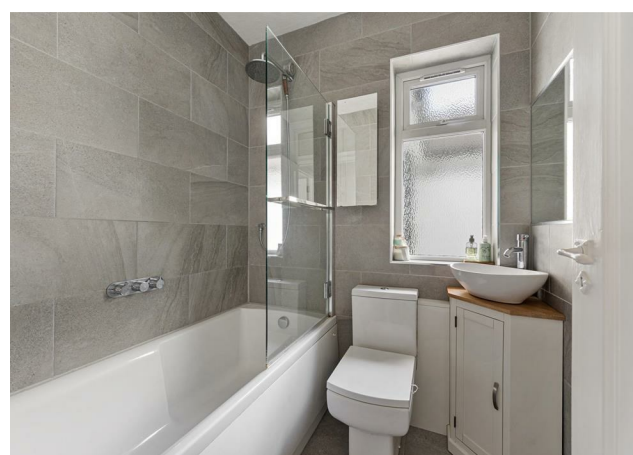
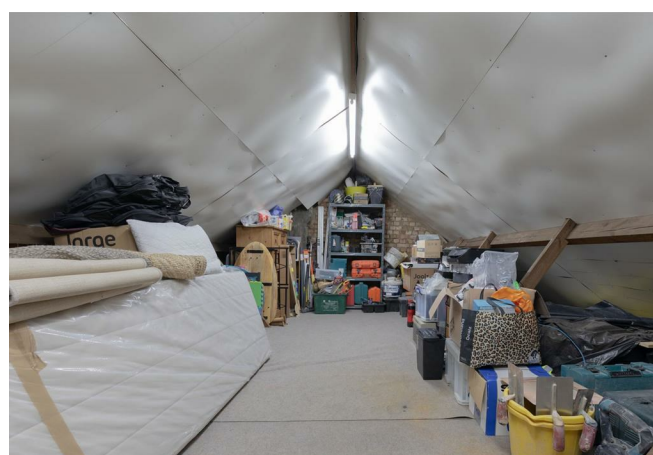
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**IF YOU LIVED HERE...**

Set across the first floor of a handsome period building, this thoughtfully arranged home combines light-filled interiors with a welcoming, understated elegance. The bright central landing sets the tone with soft carpeting, high-level glazing, and two built-in cupboards, while also providing access to the loft above.

To the front, the reception room is an inviting, well-proportioned space, filled with natural light from a wide run of shuttered windows. Neutral tones and a feature chimney breast lend a sense of comfort and clarity, making it a relaxing spot to unwind or entertain. The adjacent kitchen/diner is neatly arranged, with white cabinetry, wood worktops, and a generous window over the sink. There's room here for a dining table, making it a sociable and practical space for everyday meals or weekend gatherings.

Both bedrooms are quietly positioned and offer excellent flexibility. The rear bedroom enjoys dual-aspect windows and a full wall of built-in wardrobes, while the front room is equally bright, ideal as a main bedroom, guest room or nursery. A stylish bathroom finished in large-format grey tiles features a full-size bath with overhead rain shower, and an additional separate WC adds further convenience.

Outside, the private garden has been designed with ease in mind, neatly laid out with

a winding path, shaped lawn, and a tranquil seating area at the far end. Raised planters and mature borders bring colour and structure, while the layout is ideal for summer barbecues, family play, or simply enjoying a sunny afternoon in peace.

Above, the expansive loft offers scope for further living space, subject to the usual consents, with ample space to reimagine it as a home office, studio or additional bedroom.

The surrounding area offers an appealing blend of green space, local character, and community charm. Just a short stroll away, Wanstead High Street provides an excellent selection of independent shops, cafés, and eateries, along with everyday essentials. It's a lively and well-kept stretch that blends village-like atmosphere with urban convenience. For those who enjoy the outdoors, both Wanstead Flats and Leyton Flats are within easy reach, ideal for weekend walks, morning runs or a moment of quiet among open skies and mature trees.

There's no shortage of places to unwind either, with a number of inviting pubs close by. The Cuckfield stands out with its relaxed vibe, spacious beer garden, and welcoming feel, while other nearby spots offer cosy corners and craft selections to suit all tastes. Altogether, it's a location that feels well connected yet refreshingly laid-back, balancing green surroundings with a genuine sense of community.



**A WORD FROM THE OWNER...**

"I'm really sad to be leaving the flat (and Wanstead), as it's been a great place to live. I remember viewing it and getting 'that feeling' and it didn't disappoint.

It's spacious, with a bright and airy feel throughout, and the large loft area has provided very useful extra space. One of the real highlights has been the garden — it's a good size and has made a big difference, especially in the warmer months.

I love Wanstead itself. It's got that community vibe without being full on, with lots going on and plenty of lush green space. Overall, it's been a great enjoyable home, and I'll genuinely miss it."

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