

First Floor

Total Area: 38.7 m<sup>2</sup> ... 417 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Kitchen/Reception room  
10'7" x 20'10"

Bedroom  
9'5" x 12'8"

Shower room  
4'11" x 7'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## GARDNER CLOSE, WANSTEAD

Asking Price £315,000 Leasehold  
1 Bed Flat



### Features:

- Modern One Bedroom Flat
- Buyers Must Be Living Or Working In The Borough Of Redbridge, Earning Under £90,000 Per Year And Must Not Currently Own A Property
- First Floor
- Open Plan Kitchen And Reception
- Very Well Presented Throughout
- Fully Integrated Kitchen
- Well Maintained Communal Garden
- Secure Bike Storage
- Desirable Location Moments From Wanstead Station And High Street

This modern one-bedroom flat is set on the first floor and offers a thoughtfully arranged layout centred around an open-plan kitchen and reception area. The property is very well presented throughout, creating a polished and inviting feel from the outset. The kitchen is fully integrated, keeping the overall look streamlined and cohesive. Practical features have been carefully considered, including secure bike storage within the building. Please note that buyers must be living or working within the Borough of Redbridge, earn under £90,000 per year, and must not currently own a property, in line with the scheme's eligibility requirements.

REQUEST A VIEWING  
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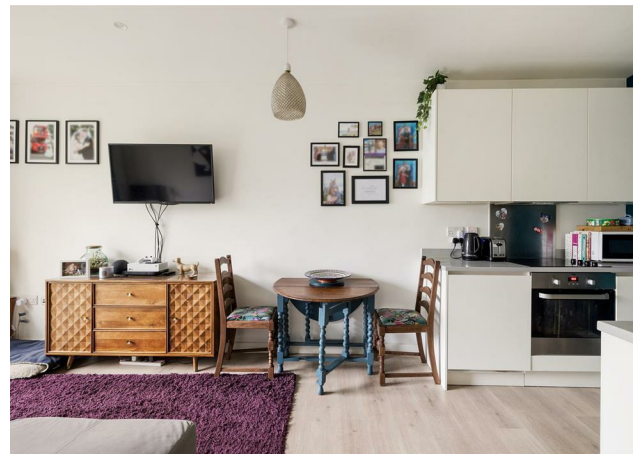
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#### IF YOU LIVED HERE...

The building has a contemporary appearance, with warm brickwork, green-framed detailing and distinctive metal screening giving the façade a strong sense of identity. A secure communal entrance hall feels well kept and welcoming on arrival.

Inside, the hallway is neatly arranged with clean lines and a neutral palette that carries through the rest of the home. A large built-in storage cupboard keeps everyday essentials neatly tucked away, while there's also room to introduce additional furniture if needed, creating a practical and well-balanced introduction to the apartment.

The kitchen and reception room is arranged as a sociable, open-plan setting with clearly defined areas for living and dining. Double doors open to a Juliet balcony, allowing daylight to pour in and bringing a pleasing sense of greenery into the room. The layout flows comfortably from one zone to the next, working equally well for daily routines and hosting, while the simple backdrop makes it easy to personalise.

The bedroom is generously sized, with a large window framing views of surrounding greenery and giving the room a restful feel. There's ample room for a bed and freestanding furniture, and the overall finish feels relaxed and easy, making it a comfortable place to switch off.

In the bathroom, soft neutral tones and large-format tiling create a fresh, understated look. The layout feels well considered and contemporary, offering a clean, modern setting that has been carefully maintained.

Residents also have use of a communal garden, arranged with planted beds, gravelled areas and places to sit, all set among established greenery that makes it a pleasant spot to spend time outdoors.

The surrounding area offers a well-balanced mix of green space and everyday convenience. Wanstead High Street is close by and has a relaxed, village-like feel, with a mix of independent boutiques, cafés and useful local amenities. Well regarded favourites include Bobo & Wild, known for brunches and relaxed daytime dining, Luppulo Pizza, popular for wood-fired pizzas and informal evenings out, and The Cuckfield, a welcoming spot for drinks and seasonal pub food. For time outdoors, Wanstead Park, part of Epping Forest, is nearby, offering wide open landscapes, lakes and walking routes that bring a sense of escape close to home.

#### WHAT ELSE?

Getting around is straightforward, with Wanstead Station just a three-minute walk away, offering direct Central line connections across London. There are also plenty of bus routes nearby, linking easily to surrounding neighbourhoods such as Leytonstone, Stratford and Walthamstow, where you'll find a further mix of shopping, dining and leisure options.



#### 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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