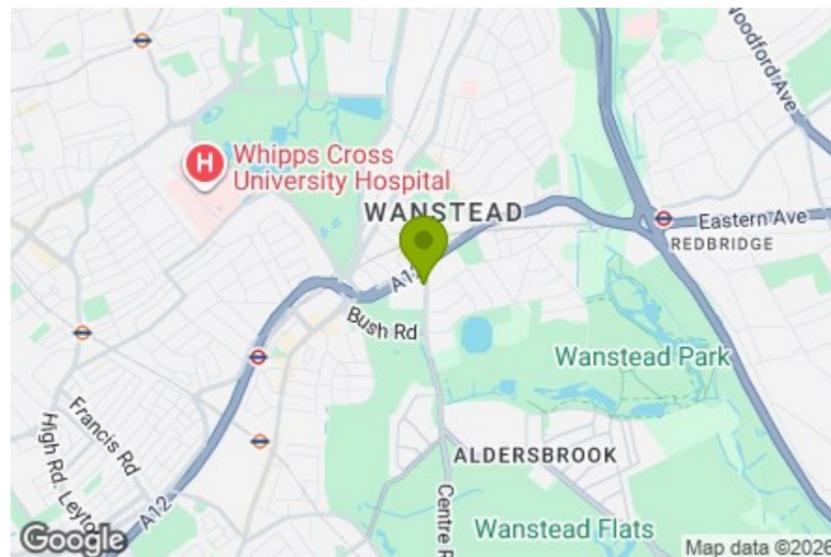


Total Area: 59.7 m<sup>2</sup> ... 643 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.

Reception Room  
18'6" x 10'11"  
 Kitchen  
12'0" x 6'0"  
 Bathroom  
8'6" x 4'7"  
 Bedroom  
12'0" x 7'10"  
 Bedroom  
12'7" x 11'5"



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		73	76
		EU Directive 2002/91/EC	



## BLAKE HALL ROAD, WANSTEAD

### Offers In Excess Of £390,000 Share of Freehold 2 Bed Flat



#### Features:

- Two Bedrooms
- Underground Allocated Parking
- Central Wanstead
- Communal Gardens
- Share of Freehold
- Close to Wanstead Station
- First Floor
- Bike Shed

Set in a fantastic spot just nine minutes from Wanstead station, this well-proportioned, first-floor two-bedroom apartment sits within a low-rise, purpose-built development. Thoughtfully designed, it offers many perks, from the separate kitchen and living space to the communal gardens, bike shed and allocated underground parking.

As well as having countless urban perks on its doorstep, there's also an incredible amount of sprawling nature, from Wanstead Park's much-loved Chalet Wood to Hollow Ponds at the tip of Epping Forest. Leytonstone is also just a short hop away.

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#### IF YOU LIVED HERE...

With 643 square feet of well-planned living space, this is a home you can effortlessly settle into. The reception room is bathed in natural light from the generous windows, and the decor is spotless. There's ample space to unwind, work from home, or host friends, while the separate (but handily adjoining) kitchen is smartly designed with generous storage and high spec appliances.

Both bedrooms are doubles with in-built storage and more immaculate decor. The bathroom is smart and modern, with marble-style tiling and an over-tub shower. Thoughtful built-in storage in the hallway will help keep things clutter-free.

On warmer days, step outside to enjoy the landscaped communal gardens, a welcome extension of your living space.

Just a 10 minute walk away, Wanstead station connects you to the City in around 17 minutes via the Central Line. Yet despite the easy access to central London, the village-like charm of Wanstead feels a world away, with horse riding, farmers' markets, cosy pubs, and abundant green spaces right on your doorstep.

If you're staying local, La Bakerie will always be a winner on work from home days, but for a treat, book in for the excellent Provender Restaurant or the Cardamom Room.

Takeaway? Tiffin Tin is fantastically popular throughout the whole area, as is Luppolo Pizza. As for local pub, the George and Dragon has just undergone a big renovation and now boasts stunning interiors, a brilliant menu and buzzing atmosphere. It's just nine mins away on foot.

#### WHAT ELSE?

- As for green space, to the south you'll find Wanstead Park, a much loved community space and landmark of historical importance. Chalet Wood there is particularly popular during bluebell season. To the north-west you've got Epping Forest's Hollow Ponds, where you can even rent a rowing boat during summer months.
- Parents will be pleased to know you have a choice of excellent primary/secondary schools in the area - this is one of the main reasons why the area is so popular. Wanstead High School is just 0.6 miles away.
- You're also brilliantly near Leytonstone and the much sought-after Bushwood area, where there are more excellent perks, including the North Star, an authentic and friendly pub buzzing with locals and serving up delicious Thai food and pizzas. There are other gems nearby such as Homies on Donkeys, which won BBC2's Britain's Top Takeaway, and Mum Likes Thai Food.



#### A WORD FROM THE OWNERS...

"We've absolutely loved living in our flat in Wanstead. It's been more than just a property, it's been our home. Nestled just moments from the vibrant High Street, we've had the best of both worlds: easy access to trendy cafés, independent shops, and all the everyday conveniences, while also being a short stroll from the beautiful Wanstead Park. The local area has a real charm, and with the station just a few minutes away, commuting into central London has been a breeze.

The flat itself is spacious and comfortable, offering a generous layout that has suited us perfectly as a family. We've carried out a number of refurbishments over the years to keep it modern, stylish, and functional. It's a home we've taken great pride in.

Set within a modern block with a friendly and welcoming community, the building has always felt safe and peaceful. We've raised our son here, and the decision to move has not been an easy one. The sought-after local schools have been another huge benefit, and we know this area continues to attract

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