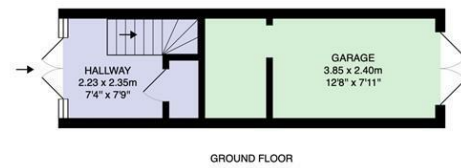
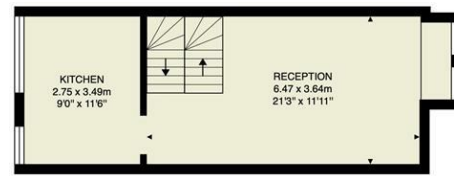
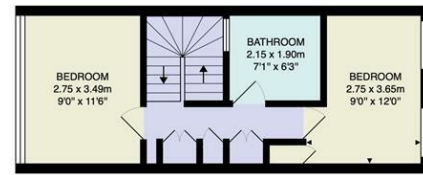




GARDEN IS APPROX. 6.21m x 3.48m



Total Area (Including Garage): 88.7 m<sup>2</sup> - 955 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.

Hallway  
7'3" x 7'8"

Garage  
12'7" x 7'10"

Kitchen  
9'0" x 11'5"

Reception  
21'2" x 11'11"

Bedroom  
9'0" x 11'5"

Bathroom  
7'0" x 6'2"

Bedroom  
9'0" x 11'11"

Garden  
20'4" x 11'5"



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	88
(81-91) B	
(69-80) C	69
(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



## LONSDALE ROAD, WANSTEAD

Offers In Excess Of £425,000 Freehold  
2 Bed House - Mid Terrace



### Features:

- Two Double Bedrooms
- Freehold
- Off Street Parking
- Private Garden
- Garage
- Close to Wanstead Station
- Moments to Hollow Ponds
- Short Walk Wanstead High Street
- Non Standard Construction

A bright and well-proportioned two bedroom freehold home with off street parking, a garage and private garden, tucked into a well connected Wanstead setting just moments from Hollow Ponds and a short walk from the High Street. Arranged over three levels, with a generous reception, separate kitchen and two double bedrooms upstairs, this is a practical and inviting home with plenty of flexibility built into the layout.

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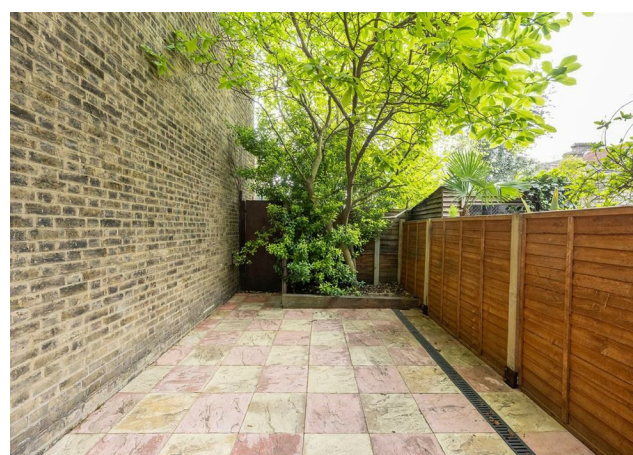
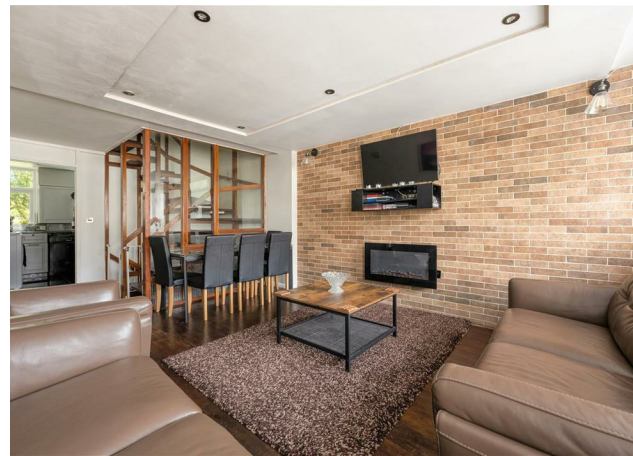
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#### IF YOU LIVED HERE...

You'd step into a proper entrance hallway on the ground floor, with your garage set alongside, ideal for storage, bikes or keeping the car tucked away off street. Upstairs, the first floor opens into a beautifully generous reception room of more than twenty one feet, with plenty of space to shape into distinct seating and dining areas. It has a bright, easy feel, with timber style flooring underfoot, exposed brick adding warmth and character, and glazing at either end helping the room feel open and connected. The separate kitchen sits just behind, neatly arranged with shaker style cabinetry, dark worktops and good natural light.

On the top floor, both bedrooms are genuine doubles, each calmly finished and nicely balanced in size, making the layout especially useful whether you need a guest room, workspace or nursery alongside the main bedroom. The bathroom is sleek and contemporary, with dark tiling and a full suite. Outside, the private garden is a low maintenance paved space, enclosed and neatly kept, with enough room for morning coffee, pots and

planting, or easy evenings outdoors in the warmer months.

#### WHAT ELSE?

Wanstead is loved for the balance it strikes between village feel and London convenience, and this spot places you close to both. You're within easy reach of Wanstead station for the Central line, while Wanstead High Street is a short walk away for cafes, restaurants, shops and everyday essentials. Hollow Ponds is moments from your door when you want open water, woodland walks or a slower start to the day, making this a lovely setting for anyone who wants greenery and good connections in equal measure.



#### 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 ASSISTANT BRANCH MANAGER

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