



Reception
12'11" x 12'2"

Bedroom
8'7" x 13'4"

Kitchen
6'3" x 8'6"



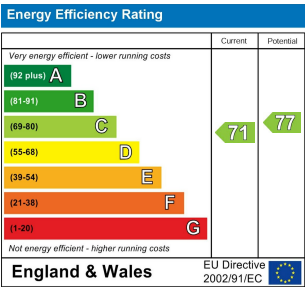
BELGRAVE ROAD,
Offers In Excess Of £350,000 Leasehold
1 Bed Flat



Features:

- One Bedroom Flat
- Set Within A Double Fronted Period Building
- First Floor
- Well Maintained Communal Garden
- Spacious West Facing Reception
- Desirable Location Moments From Both Wanstead Park And Flats
- Close To Wanstead And Leytonstone Central Line Stations
- Chain Free

Set within an impressive double-fronted period building, this first-floor one-bedroom flat offers a well-balanced layout and a pleasing sense of proportion throughout. The west-facing reception room is generously sized and lends itself comfortably to both relaxing and entertaining, while the bedroom provides a comfortable place to unwind. Residents also benefit from access to a well-maintained communal garden, adding an extra layer of appeal. Positioned in a sought-after location close to both Wanstead Park and Wanstead Flats, the flat is also within easy reach of Wanstead and Leytonstone Central line stations. Offered to the market chain free, allowing for a straightforward purchase.



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IF YOU LIVED HERE...

An attractive period frontage combines brickwork with light-rendered elevations, finished with traditional detailing around the windows and entrance. Set among mature trees, the building has a settled, established feel that immediately puts you at ease.

Inside, the hallway sets a welcoming tone and leads through to the main living areas. The reception room is well proportioned, offering flexibility for both lounging and dining, with a wide window bringing in plenty of daylight and creating an inviting backdrop throughout the day. The kitchen sits separately, with a practical layout and neutral finishes that give it a fresh, straightforward feel and plenty of opportunity to tailor it to your own tastes over time.

The bedroom is generously sized and quietly positioned, with proportions that allow for a comfortable sleeping arrangement alongside additional furniture. Built-in storage is neatly tucked to one side, keeping the room feeling balanced and adaptable. Completing the home is a well-sized bathroom, finished in light tiling and fitted with a bath and overhead shower. A window brings in natural daylight, and the layout feels considered, offering a solid base for a future update if desired.

Outside, the communal gardens offer a peaceful retreat, with wide lawns and mature

trees creating a green outlook that feels pleasantly removed from the pace of daily life, with plenty of room to sit, wander or simply enjoy the changing seasons.

The surrounding area is defined by an abundance of greenery, with Wanstead Flats and Wanstead Park forming part of Epping Forest, offering a mix of open heathland, landscaped gardens and lakes that create a wonderfully leafy backdrop to everyday life. Walks across the Flats lead naturally towards the Tamping Grounds, a much-loved stop for a coffee after a wander through wide skies and mature trees. In one direction, Leytonstone High Road offers a lively local scene, with Wild Goose Bakery known for its pastries and sourdough, and Bocca Bocca for relaxed Italian dining alongside everyday amenities. The other way leads towards Wanstead High Street, appreciated for its village-like feel, independent boutiques and The Cuckfield, a popular local pub with a welcoming atmosphere.

WHAT ELSE?

Transport links are well placed, with Wanstead and Leytonstone Underground stations both offering Central line services, each reached in just over a 15-minute walk. Leytonstone High Road station is also around 15 minutes away, providing Overground connections. Together, they offer a strong mix of routes across East London and into central areas, making day-to-day travel straightforward without compromising on the surrounding green setting.



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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