



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.

- Bathroom
- Kitchen
7'6" x 7'6"
- Bedroom
11'1" x 10'11"
- Reception Room
12'5" x 16'0"
- Bedroom
12'5" x 13'2"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	39	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

NEW WANSTEAD, WANSTEAD

Offers In Excess Of £360,000 Leasehold
2 Bed Flat



Features:

- Spacious Two Bedroom Flat
- Located On The Third Floor Of A Small Purpose Built Block
- Desirable Central Wanstead Location
- Two Double Bedrooms
- Built In Wardrobes In Both Bedrooms
- Plenty Of Character
- Allocated Parking
- All The Amenities Of Wanstead High Street On Your Doorstep
- Short Walk To Snaresbrook Central Line Station

Set within a small, purpose built block in the heart of Wanstead, this spacious two bedroom apartment offers a calm and well-connected base just moments from everything that makes the area so loved. Positioned on the third floor, you're within easy reach of Snaresbrook station for the Central line, while Wanstead High Street is just a short stroll away, lined with independent cafés, restaurants and everyday essentials.

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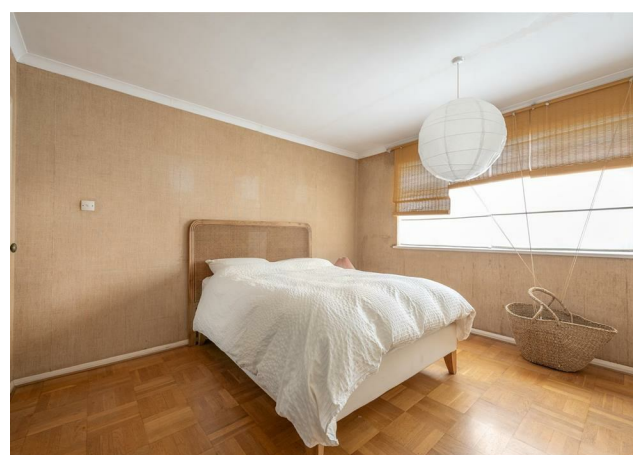
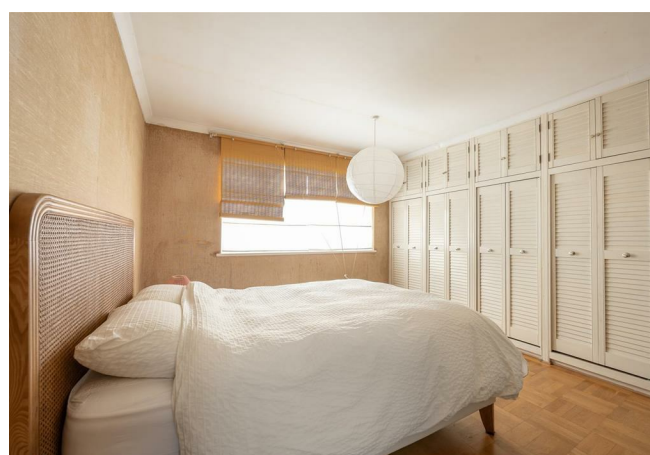
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IF YOU LIVED HERE...

Stepping inside, you're welcomed into a light-filled home with a natural flow between rooms and a sense of openness throughout. The reception room is a comfortable and inviting space, with plenty of room to relax and dine, shaped by large windows that draw in an easy, even light. The kitchen sits neatly alongside, thoughtfully arranged with a practical layout suited to day-to-day living.

Both bedrooms are generous doubles, each complete with built-in wardrobes that keep the spaces feeling calm and uncluttered. There's a quiet, settled feel to these rooms, making them easy to unwind in at the end of the day. The overall finish has been carefully maintained, with character details and a warm, understated palette running throughout, giving the home a welcoming, easy-to-live-in quality.

Outside, Wanstead offers a lovely balance of green space and village-style charm. You've got Wanstead Park and Epping Forest

close by for longer walks, while the High Street brings together much-loved spots like The Ginger Pig, Luppulo and Bare Brew for coffee or a relaxed bite. With strong transport links and a genuine neighbourhood feel, it's a setting that's easy to settle into and enjoy over time.

WHAT ELSE?

Wanstead High Street is just moments away, with cafés, pubs, restaurants and everyday essentials all close at hand. Snaresbrook station is a short walk away, giving you easy Central line connections into Stratford, the City and West End. Wanstead Park and Epping Forest are both within easy reach for weekend walks, runs and a welcome dose of greenery. Local favourites include The Cuckfield, Bare Brew, The Ginger Pig and Gail's, adding plenty to enjoy close to home.



A WORD FROM 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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