



Second Floor

Total Area: 45.3 m<sup>2</sup> ... 488 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Reception Room  
16'4" x 10'4"

Kitchen  
7'9" x 7'7"

Bedroom  
15'10" x 9'6"

Shower Room  
6'10" x 5'9"



| 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                             |  | EU Directive 2002/91/EC |           |



## CAMBRIDGE PARK, WANSTEAD

Offers In Excess Of £200,000 Leasehold  
1 Bed Flat



### Features:

- Retirement Apartment
- One Bedroom
- Chain Free
- Second Floor (Lift Access)
- Fantastic Array of Communal Events & Activities
- Very Close to Wanstead High Street & Tube Station
- Well Maintained Communal Gardens & Car Park

If you're looking for comfort, convenience, and peace of mind, this smart and secure one-bedroom retirement flat could be just the ticket. Set within a well-kept modern development moments from leafy Wanstead High Street and the Central Line, it offers the best of both worlds, independence with support on hand when you need it. Located on the second floor of a low-rise block, the flat is bright, welcoming, and designed for easy living. There's a lively programme of events and activities should you fancy some company, yet it's equally comfortable when you'd rather enjoy a quiet day to yourself. Security and upkeep are well covered too, with an entry-phone system, neatly maintained communal gardens, and resident parking. An on-site manager and a 24-hour Careline emergency system provide extra reassurance. Step outside and you're just a short stroll from Wanstead High Street's independent shops, cafés, and green spaces, plus Wanstead Station, with speedy Central Line links into the City and beyond. Offered chain-free.

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

Tucked away in a peaceful cul-de-sac in sought-after Wanstead, this well-located apartment offers that rare blend of tranquillity, convenience, and community. The development is home to 46 apartments, exclusively for the over-55's, creating a friendly and supportive environment.

Accessed via a secure entry system, the apartment opens into a generous hallway with a built-in double cupboard ideal for keeping coats, shoes, and all the day-to-day bits neatly hidden away. All rooms lead from here. The 16-foot reception room is softly carpeted and full of light, with a large window inviting in fresh air and afternoon sun. There's plenty of space for both dining and relaxing, while the adjoining kitchen set slightly apart but still sociable, features pale wood cabinetry, ample worktops, and a timeless, practical layout.

The bedroom is a calm, light-filled retreat with extensive built-in storage, while the modern bathroom comes with a walk-in shower (complete with adaptable seating), a white suite, and fresh, neutral décor.

Outside, beautifully maintained communal gardens offer a lovely place to sit and chat, with visitor parking close by.

Residents enjoy a real sense of community here, with a helpful on-site manager and 24-hour Careline emergency system for extra peace of mind. The development also includes a lift, residents' lounge, laundry room, three guest suites for visiting family, on-site hair salon, and shared kitchen facilities - everything you need to live independently, with support close at hand.

And when you're ready to head out, Wanstead High Street is less than 0.1 miles away, offering independent shops, cafés, and Central Line links straight into the City.

#### WHAT ELSE?

Wanstead High Street buzzes with a vibrant array of bars, award-winning restaurants, boutiques, and local amenities - you'll even find a greengrocer, butcher and fishmonger, so it's no wonder residents love its 'village' feel.

Everything is close by: the bus stop and the nearest shop are 60 feet away, the post office and GP are 300 feet

Wanstead on the Central Line provides direct routes to Liverpool Street in just 15 minutes and the West End in 35 minutes.

For those travelling by car, the A12 and A406 are conveniently accessed nearby, ensuring seamless connections out of London.



#### A WORD FROM THE OWNER...

"Our dad was lonely and vulnerable after being widowed. We weren't sure if this was the right move for him, but he absolutely loved living here. He really enjoyed all the social events (coffee mornings, games nights, film afternoons, Sunday tea, etc etc). He did draw the line at bingo though! And if that's not for you then you don't have to join in. We did look at other retirement blocks in the area but none compared to this one with the above activities and superb location."

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