

First Floor

Total Area: 63.8 m² ... 687 ft²

All measurements are approximate and for display purposes only



Reception Room
20'1" x 10'7"

Kitchen
10'11" x 6'11"

Bedroom
11'10" x 7'5"

Bedroom
13'0" x 10'1"

Bathroom
6'4" x 7'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



QUEENSWOOD GARDENS, WANSTEAD Offers In Excess Of £375,000 Leasehold 2 Bed Flat



Features:

- Two Bedroom Apartment
- First Floor
- Very Well Presented Throughout
- Modern Kitchen
- Single Car Garage
- Bright Reception With Large Bay Window
- Situated Within A Popular Residential Development
- Easy Access to Wanstead Park & Wanstead Flats
- Built-In Storage
- Flooded with Natural Light

Set within a popular residential development just moments from the open green spaces of Wanstead Park, this beautifully presented two bedroom first floor apartment offers bright, well-balanced living and the rare added benefit of a single garage. With local amenities, transport links and some of Wanstead's most loved outdoor spaces close at hand, it's a home that strikes an appealing balance between convenience and calm.

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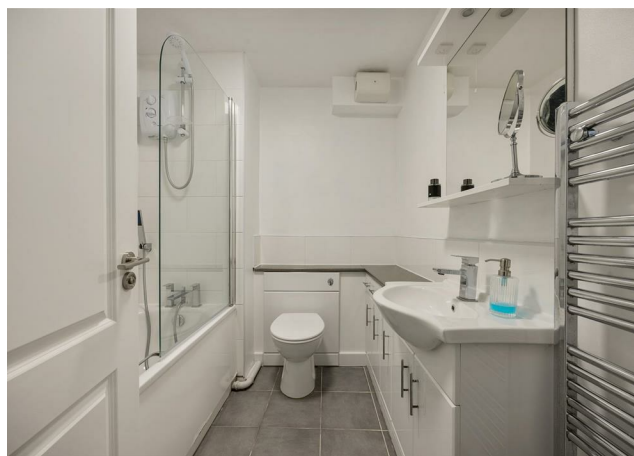
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IF YOU LIVED HERE..

Step inside and the sense of space is immediate. Your reception room stretches to over twenty feet in length, with a large bay window drawing in plenty of natural light and creating an inviting setting for both relaxing and entertaining. Wood-style flooring runs underfoot, while a carefully chosen palette keeps the room feeling fresh and contemporary. Just beyond, the modern kitchen is smartly designed with dark cabinetry, generous storage and plenty of worktop space, all finished in a clean, contemporary style.

The two bedrooms sit quietly to the rear of the apartment. The principal bedroom is a generous double with fitted wardrobes already in place, while the second bedroom offers flexibility as a guest room, home office or nursery. The bathroom is finished in a simple, modern style with a bath and overhead shower, and useful storage cupboards in the hallway help keep day-to-day living organised. Beautifully maintained throughout, the apartment is ready to move into and enjoy from day one.

WHAT ELSE?

- Wanstead Park is just moments away, offering lakes, woodland walks and acres of open green space to explore throughout the year.
- Both Wanstead and Snaresbrook stations are within easy reach for Central line connections into the City, West End and beyond.
- Wanstead High Street is nearby, home to a great selection of independent cafés, restaurants and local favourites including Bobo & Wild, Provender and the monthly Wanstead Market.



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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