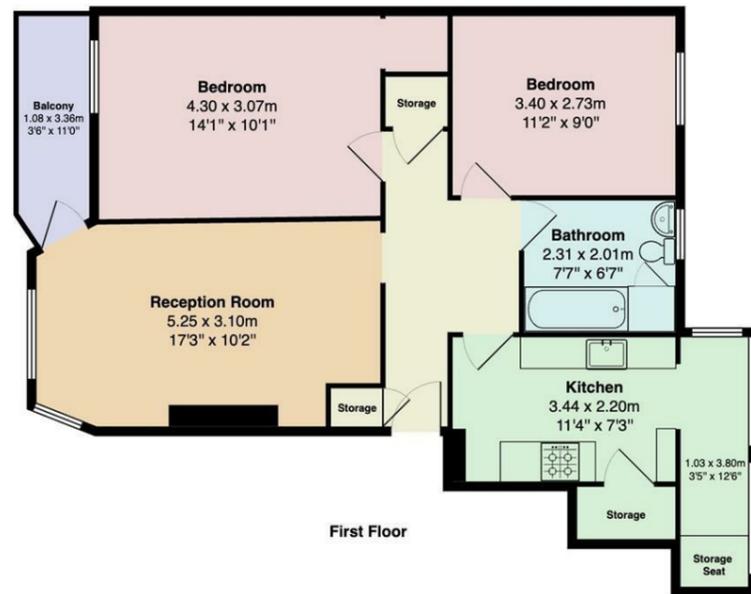


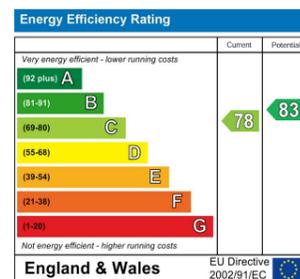
Bradwell Close, E18



First Floor

Total Area: 66.0 m² ... 710 ft² (excluding balcony)

All measurements are approximate and for display purposes only



BRADWELL CLOSE, SNARESBOOK Offers In Excess Of £375,000 Leasehold 2 Bed Apartment



Features:

- First Floor Apartment
- Two Double Bedrooms
- Private Balcony
- Surrounded by Nature
- Short walk to Wanstead High Street
- Well Presented
- Ample Storage Options
- Moments to Snaresbrook Station

An immaculately presented, first floor, two double bedroom apartment, surrounded by the luscious greenery of Epping Forest. You have a private balcony and you're just a short walk from the bustling heart of Wanstead Village.

You can be in London Liverpool Street in less than half an hour door to door, by hopping onto the fast Central line at nearby Snaresbrook station. Alternatively, change at Stratford for many other Tube and rail services.

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IF YOU LIVED HERE...

Your large, 175 square foot reception room features a vintage ebony fireplace, smooth blonde hardwood underfoot, dual aspect windows and a patio door that leads out onto your own private balcony. There's plenty of space out here for furniture and a built in planter, great for morning coffee. Back inside, you'll find two built in storage cupboards in your spacious hallway before stepping through to your classic family bathroom. In here you'll find floor to ceiling, blue tone, mosaic tiling and darker glossy floor tiles. You also have a heated chrome towel rail and a shower over the tub.

Back into the hall and through to your sleek, contemporary kitchen, where you'll find dark smooth cabinetry, chunky wooden countertops, glossy white splashbacks and integrated chef's oven and hob. Your kitchen has a gorgeous study nook alongside, where you can work at the built in desk or curl up on the comfy window seat, there's also an abundance of light from the wall to wall windows and more handy built in storage.

Your 140 square foot principal bedroom comes next, with a window overlooking your balcony and soft carpet underfoot. Your second sleeper, currently in use as a nursery, is also a generous double.

Wanstead High Street is just half a mile from your door, where you'll find the delectable MUST Wine Bar offering monthly wine tasting events and delicious food platters to enhance your tasting experience. Nearby Dama de Elche, a Spanish tapas restaurant, also has a great selection of finger food and larger plates. As noted, your new home is sat right on the edge of expansive Epping Forest. From here you have endless paths to explore to the North and South, either on foot or by bike.

WHAT ELSE?

- There's plenty of on-street parking space in your quiet residential area and just eight minutes driving will get you onto the arterial Northern circular motorway.
- Be sure to check out the freshly made, authentic, high end Turkish cuisine at Otto Restaurant Bar, and Lupollo, a laid-back pizza place with a cracking craft beer selection. Daygustation is also a fabulous but laid-back wine bar offering tasty tapas.
- A particular highlight of your natural, leafy locale is Eagle Pond. Its tranquil blue waters are just five minutes from your front door, and tailor made for contemplation.



A WORD FROM THE OWNER...

"We've absolutely loved living at Bradwell Close and will be sad to leave. The flat really is fantastic and we will particularly miss the kitchen and study nook we created. The estate is very quiet and so peaceful at night that you can sometimes hear the owls calling in the forest. The location really does tick every box - As well as Wanstead, South Woodford and Wood Street are within walking distance, offering a wide range of cafes, bars, and shopping opportunities, including the quirky Wood Street Market and the monthly Farmers Markets in Wanstead and South Woodford. Being so close to the Central line means we can get into central London within 30 minutes - and the Overground at Wood Street is a life saver when there have been delays on the tube. The forest is literally on our doorstep and we have lots of fond memories of walks and picnics there, listening to the woodpeckers and occasionally stumbling across a deer. The balcony has offered a very welcome outside space to enjoy a morning coffee, evening glass of wine, and space to read, work and attempt to grow a few vegetables. Life is however taking us away and it's time for our flat to become a home to someone new."

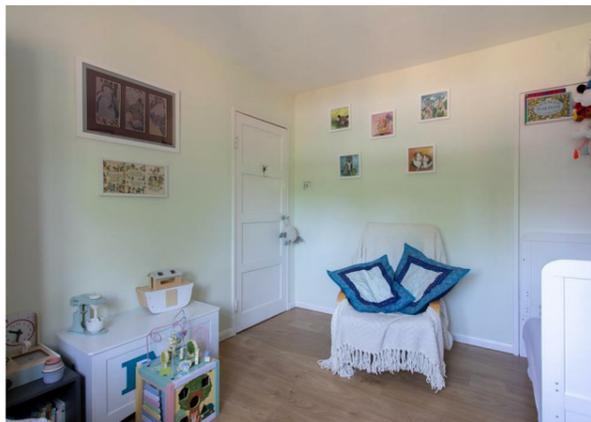
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Reception
14'1" x 10'0"

Bathroom
7'6" x 6'7"

Kitchen
11'3" x 7'2"

Sun Room
3'4" x 12'5"

Bedroom
14'1" x 10'0"

Balcony
3'6" x 11'0"

Bedroom
11'1" x 8'11"



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