



Blake Hall Road, Wanstead, London

A beautifully presented one-bedroom ground floor apartment, ideally positioned just a short walk from Wanstead Station.

Thoughtfully redesigned to maximise both space and practicality, the property offers a stylish, contemporary feel from the moment you step inside. The modern fitted kitchen has been cleverly configured with integrated appliances and a central island that doubles as a breakfast bar, creating the perfect space for both cooking and entertaining.

The sleek bathroom has been finished to an excellent standard, featuring a generous walk-in shower and striking patterned tiles that add character and style. The spacious double bedroom benefits from an extensive range of fitted wardrobes, providing exceptional storage whilst still leaving plenty of room for additional furniture.

To the rear, the impressive living room offers a bright and versatile space with ample room for both lounge and dining areas, as well as space for a work-from-home setup if required. Doors lead directly onto a patio area and the well-maintained communal gardens, making it an ideal spot to relax or entertain during the warmer months.

Further benefits include secure off-street parking, gas central heating, double-glazed windows, excellent storage throughout and a highly convenient location within easy walking distance of Wanstead's shops, restaurants and Central Line station.

- One Bedroom Flat
- Patio And Communal Gardens
- Wanstead Station: 0.3 Miles
- Off Street Parking
- Easy Walking Distance To Wanstead High Street
- 48 Sq M - 517 Sq Ft
- Ground Floor
- No Onward Chain

£400,000



Blake Hall Road

Approximate Gross Internal Area
Total = 48.0 sq m / 517 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		49	73
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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England & Wales	EU Directive 2002/91/EC		