

Lounge/ Dining Room  
21'10" x 12'7"

Kitchen  
12'2" x 7'10"

Bathroom  
5'8" x 7'6"

Bedroom  
12'5" x 14'11"

Ensuite  
5'2" x 5'5"

Bedroom  
10'10" x 11'1"

Total Area: 78.6 m<sup>2</sup> ... 846 ft<sup>2</sup>

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.



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	71	77
	EU Directive 2002/91/EC	



## BUXTON DRIVE, SNARES BROOK

Offers In Excess Of £495,000 Share of Freehold  
2 Bed Apartment - Purpose Built



### Features:

- Two Double Bedrooms
- Garage
- En-Suite To Master Bedroom
- Close To Snaresbrook Station
- Good Decorative Order
- Close To Eagle Pond
- Share Of Freehold
- Designated Parking Space

A sublime two double-bedroom apartment in a striking building situated just moments from the gloriously green Eagle Pond. Inside you'll find pristine decor, soft carpeting, two bathrooms and a large reception/lounge, while outside you have your own garage.

As well as all that sprawling nature, Wanstead's High Street is within easy reach, with its much-loved pubs, restaurants and stores, as is Snaresbrook station, which offers quick access to the city via the Central line.

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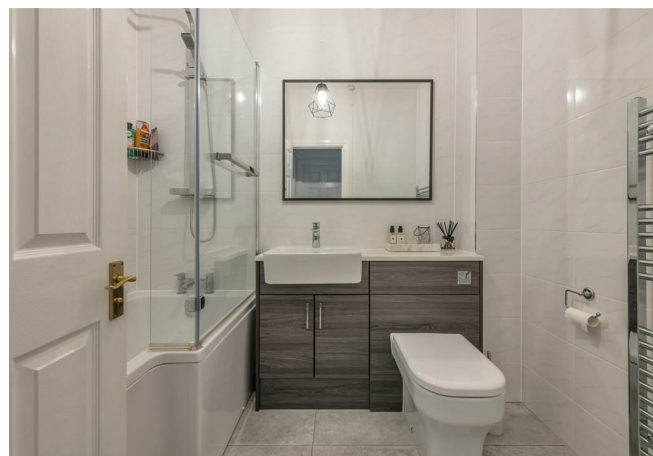
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#### IF YOU LIVED HERE...

The calm decor of your new home should've already set a relaxing mood (the front view of your building will provide enough reason to smile, which its smart brick work and amazing display of fauna in the communal grounds), but the fact that you can be at the cusp of Epping Forest before your kettle's even boiled will be a novelty that never wears off.

There are acres of greenery to explore, so you're unlikely to get bored, but there's even the option of hiring a rowing boat at Hollow Ponds if you want some exercise with a difference.

Once you've enjoyed all the vast, open space, you'll be pleased to know that there are plenty of food and drink-based amenities in the area. You're nestled in a lovely spot between Wanstead and Wood Street, so you've got double the choice too.

In the village-esque hub of Wanstead and you'll feel a world away from the city, with everything from horse riding, farmer's markets, charming pubs and delis, while over on Wood Street you'll enjoy the bustle of the thriving community, where highlights include beer shop-cum-bar Clapton Craft, tasty brunch spot Dudley's and award-win bakery Chocolatine.

Grab a takeout from any one of the above and enjoy it in your spacious new reception/lounge, which is streaming with natural light thanks to the two generous windows, high ceiling and neutral decor.

The separate kitchen balances convenience with character thanks to its modern appliances and timber cabinets. The two bedrooms are both spacious doubles, and one has a contemporary ensuite with a walk-in shower. The other bathroom is just as sleek, and has an over-tub shower.

#### WHAT ELSE?

- Fancy a tipple with a view? The Sir Alfred Hitchcock Hotel - a nod to the area's renowned export, is 12 minute stroll over Hollow Ponds and the perfect place to watch the sun go down.
- Drivers, already pleased about the garage, will be happy to know that the North Circular is conveniently located, but not close enough to impact on all that peace and quiet.
- There are excellent sport facilities available at the nearby Sylvestrian Centre, which is located within independent school Forest School but accessible by the public via membership.



#### A WORD FROM THE OWNERS.....

"We have enjoyed a wonderful five years at Buxted Lodge. The short walk to Wanstead provides a brilliant lifestyle, as well as access to some amazing nature to get some fresh air. Unfortunately it is the right time for us to move on. We have wonderful neighbours who will be lifelong friends. We couldn't have made a better first time purchase and we hope the next owners enjoy the flat as much as we have."

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