

Reception
17'6" x 10'11"

Kitchen
12'5" x 6'0"

Bedroom 1
12'3" x 11'6"

Bedroom 2
12'1" x 7'10"

Total Area: 60.0 m² ... 646 ft²
All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		75	79
(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	



BLAKE HALL ROAD, WANSTEAD

Offers In Excess Of £400,000 Share of Freehold 2 Bed Flat



Features:

- Two double Bedrooms
- Share of Freehold
- Communal Gardens
- Chain Free
- Close to Wanstead Station
- Underground Parking
- Close to Wanstead High Street

A perfectly positioned two double bedroom apartment on the first floor of a low rise block, nestled among Wanstead's lush greenery. Here you've a choice of two high streets less than ten minutes' walk away, plus transport's quick and easy.

Wanstead tube station is just eight minutes on foot from your front door, to get you straight to Liverpool Street in sixteen minutes via the Central line. This puts the City less than half an hour away door-to-door. Tottenham Court Road is just nine minutes further for the West End.

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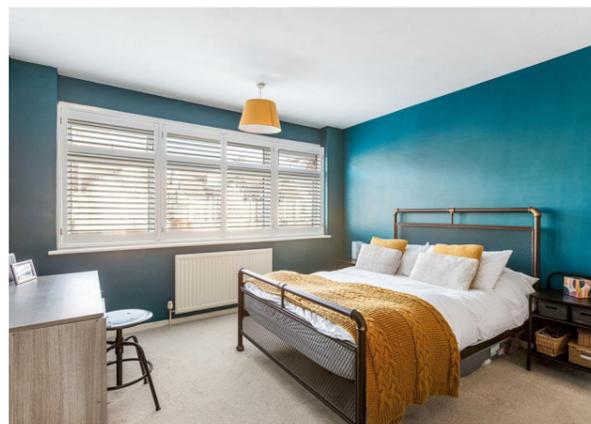
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REQUEST A VIEWING
0203 397 2222



IF YOU LIVED HERE...

You'll be dining and reclining in your flawlessly finished, 195 square foot lounge/diner with emerald green walls drawing the eye to leafy views framed by the floor to ceiling windows. East-facing, it's filled with natural light. Soft, neutral carpet lies underfoot. The kitchen's next door and elegant in white cabinets, integrated appliances, a tiled backsplash and plenty of counter space.

Head into the hallway (complete with more handy storage space) to explore the rest of this 650 square foot abode. Your bathroom's a gleaming white solace home to a shower over the tub, sleek fittings and a heated towel rail. Both bedrooms are solid doubles, the principal coming in at over 140 square feet with Cerulean blue walls and more cosy carpeting. Finally, your development sits among pleasant communal grounds dotted with lawn and beds.

Outside and as well as having all the natural green space of Bush

Wood, Wanstead Park and Leyton Flats within easy reach, you're just seven minutes on foot from Wanstead High Street. Here you have the best of all worlds in streets with a sedate village feel offering a fine choice of high-end bars, gastropubs and restaurants the equal of anything you'll find in the City. Venture westwards and Leytonstone High Road's also bursting with choices to treat your tastebuds at Homies on Donkeys, Bocca Bocca, and the permanently packed Singburi.

WHAT ELSE?

- There are eleven 'Outstanding' or 'Good' Ofsted rated primary/secondary schools all within a one mile radius. The 'Outstanding' Wanstead Church School is just ten minutes' walk past Christchurch Green.
- The property is presented chain free, you can move in as soon as you'd like.
- The 101 and 308 bus routes stop moments away for destinations including Manor Park (for the Elizabeth line), Stratford (for further transport connections, Westfield Stratford City and the Olympic Park), Spitalfields and Hackney Marshes.



A WORD FROM THE OWNER...

"The property is in an ideal location with Epping forest close by, Wanstead Park a 5minute walk away. The high street is walking distance with independent shops and restaurants and pubs."

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