

Reception
14'9" x 9'6"

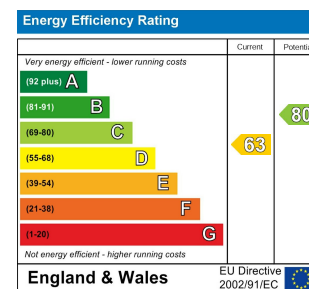
Kitchen
6'6" x 5'2"

Bedroom
14'9" x 5'10"

Bathroom
6'6" x 6'2"

TOTAL APPROX. FLOOR AREA 325 SQ.FT. (30.2 SQ.M.)

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
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CAMBRIDGE ROAD, WANSTEAD

Offers In Excess Of £250,000 Share of Freehold
1 Bed Flat



Features:

- One Bedroom Apartment
- Second Floor
- Very Close To Wanstead High Street
- Short Walk To Wanstead Station
- 900+ Year Lease

A smartly finished, keenly priced, one bedroom apartment on the second floor of a modest, contemporary low rise development. You have a spacious main reception, long lease and everything from Epping Forest and Wanstead High Street to Hollow Ponds and Leytonstone High Road is just a short stroll away.

Even Wanstead Flats, some of the wildest, most open green space for miles around (used for grazing cattle as recently as the 1990s) is less than a half mile on foot.

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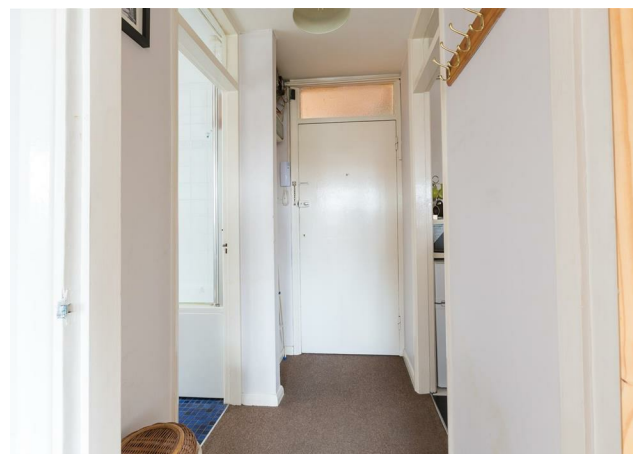
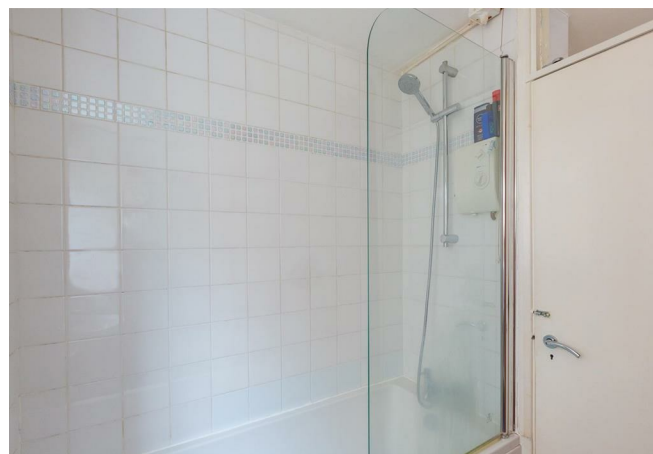
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IF YOU LIVED HERE...

You'll have Wanstead High Street less than ten minutes walk away, the very heart of this increasingly popular East London village. Wanstead station will get you directly to Liverpool Street in just sixteen minutes, or Oxford Circus in twenty seven. Flanked by open green space, the High Street is also home to some excellent independent bars and gastropubs, from the classic American brunches at The Longhorn to the sumptuous Sunday roasts at The Manor House.

Inside and your main reception pushes an impressive 150 square feet, all with plenty of natural light thanks to the full-width spanning windows. The bedroom's a generous fifteen foot long, and 90 square feet. Elsewhere the kitchen's fitted out in a handsome timber suite and the bathroom is decked out in pristine white tiling.

You're exceptionally well served for natural space with Epping Forest just at the end of your road. Stroll through its leafy

greenery for ten minutes or so and you come to Hollow Pond, a tranquil expanse of blue space perfect for picnics and with row boats for hire, this is one of the most relaxing places we know to spend a summer afternoon.

WHAT ELSE?

- Fancy a pint? You're spoiled for choice along Wanstead High Street but you should also check out The Sir Alfred Hitchcock Hotel, with great views over Epping Forest.
- At over 900 years, the lease won't cause you any renewal worries.
- You have off street parking and drivers can be on the North Circular in around five minutes.



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 BRANCH MANAGER

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