

First Floor

Total Area: 70.2 m² ... 756 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

Kitchen / Reception Room
18'3" x 18'2"

Bedroom
13'3" x 13'1"

Ensuite
7'0" x 4'9"

Bedroom
12'7" x 8'8"

Bathroom
8'8" x 5'7"

Balcony
13'5" x 5'0"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	80	81
(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	

NEW WANSTEAD, WANSTEAD

Offers In Excess Of £500,000 Leasehold
2 Bed Flat



Features:

- Two Bedroom Apartment
- Open Plan Kitchen and Reception
- Beautifully Finished Throughout
- Two Bathrooms
- Balcony
- Parking
- Wanstead Location
- Close to The Tube

A lovely and luxurious two bedroom apartment with private balcony, on the first floor of a modern, secluded two storey development. You're just moments from Epping Forest, Snaresbrook station and bustling Wanstead High Street.

Nature's never far away here, with the sparkling blue waters of Eagle Pond and the epic greenery of Epping Forest just five minutes on foot.

REQUEST A VIEWING
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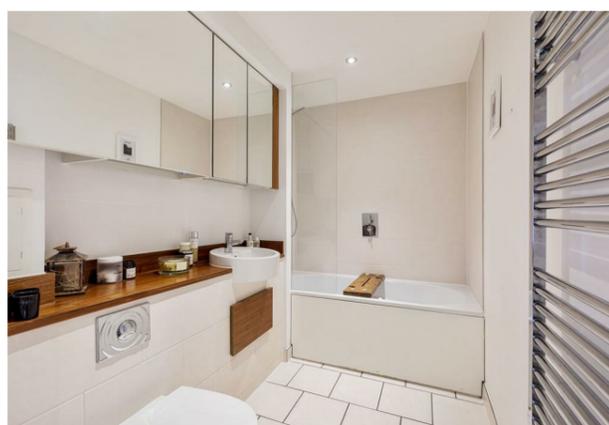
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IF YOU LIVED HERE...

You'll step inside to find your 300 square foot, artfully arranged open plan lounge and kitchen on your right, through a pair of double doors. Glossy dark hardwood runs underfoot, giving way to cream floor tiling in the kitchen area. Here you have chunky white worktops between timber and cream cabinets, home to a range of integrated appliances including a wine fridge. A breakfast bar elegantly separates the space.

Down the hall your principal bedroom is perfectly palatial - 165 square feet with floor to ceiling mirrored wardrobes, a gleaming en suite shower room and that lovely private balcony. Step out here for coffee and contemplation. Elsewhere, your second bedroom's another substantial double, while your second bathroom is a five star vision in white, with heated chrome towel rail and a shower over the tub.

Outside, and Wanstead High Street is just a couple of minutes walk away. The bustling heart of this ever-popular East London village, here's where you'll find a fine range of cafes, restaurants and gastropubs with plenty to tickle your tastebuds. The Sunday roasts at The Bull are especially tempting. If you want to get slightly more off the beaten track, then half a mile stroll will get you to charming Nightingale Lane, with further wining and dining options.

WHAT ELSE?

- Snaresbrook station is just three minutes on foot for regular, speedy and direct connections to the City and West End via the Central line.
- There's plenty of handy extra storage space in your hallway, an always welcome addition to London apartments.
- Your development offers secure, private parking. Drivers can be on the arterial North Circular in less than ten minutes.



A WORD FROM THE OWNER...

"We have enjoyed a wonderful 6+ years at Chelsea Mews. Our flat is perfect for open plan living and great for hosting friends. It is a short walk from Wanstead high street and church green, right in the centre of Wanstead. There are a number of lovely walks right on the doorstep and the local cafes, pubs and restaurants are amazing. Neither of us are from Wanstead originally, but living here we have fallen in love with the local area and are now looking to upsize nearby. Our neighbours are lovely and the gated development has ensured we always feel safe and secure. The purchase of the flat was the perfect choice for us as first time buyers and allowed us to get our foot on the ladder. We hope the next owners enjoy the flat and Wanstead as much as we have."

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