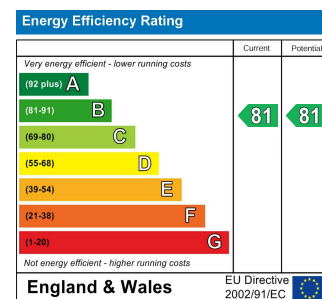




Total Area: 87.5 m² ... 942 ft²
All measurements are approximate and for display purposes only.



NUTTER LANE, WANSTEAD

Offers In Excess Of £750,000 Leasehold 3 Bed Apartment



Features:

- Three Double Bedroom Apartment
- Ground Floor
- Immaculately Presented
- Two Bathrooms
- Stunning Field Views
- Patio
- Allocated Parking Space
- Communal Gardens
- Short Walk To Wanstead Station And High Street

A beautifully finished, three bedroom, two bathroom apartment, on the ground floor of an impressive period-style development facing out over the courts and wickets of Nutter Field. Just a short stroll from Wanstead High Street, this is a rare find.

Your new home is one of just six apartments in this sumptuous, purpose built development. Featuring smart architectural features, lift access and a large, light filled entrance hall with a video intercom for welcoming guests. It's all set among communal grounds, great for getting to know the neighbours.

REQUEST A VIEWING
0203 397 2222

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

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IF YOU LIVED HERE...

Step inside and your hallway features plenty of extra storage and incidental space, while your open plan kitchen and reception is also especially spacious for a London apartment, over 300 square feet in all. Your sleek kitchen area, with its seamless suite of Myth cabinets, is artfully zoned by a breakfast bar below a stylish designer extractor fan. Smoky grey floor tiling gives way to blonde engineered hardwood in the lounge area, where French doors open up to your private patio.

Your principal bedroom suite sits next door, an impressive 130 square feet with smart integrated storage, leafy green views and soft carpet. There's an en suite bathroom too, a smart boutique affair with rainfall Grohe shower. Elsewhere, both your remaining bedrooms are also generous doubles, each similarly styled with leafy green views and plenty of integrated storage. Finally your family bathroom completes things in striking style, with another rainfall shower and smoky micro letterbox tiling from tub to ceiling.

Outside and as well as having the open greenery, tennis courts,

bowling greens and cricket pitches of Nutter Field on your doorstep, it's just a couple of minutes to the wide open green space of Nutter Lane recreation ground, and the woodlands beyond. Less than half a mile in the other direction brings you to Wanstead High Street, flanked by still more open green spaces and home to a great selection of bars, cafes, restaurants and gastropubs.

WHAT ELSE?

- For your new local, may we suggest Nightingale on The Green? It's a delightful little gastropub just an eight minute stroll away, overlooking Nightingale Green.
- Wanstead tube station is just ten minutes on foot for speedy connections to the City and West End via the central line.
- Furthermore, your development features secure cycle storage as well as private, secure parking. Drivers can be on the arterial North Circular in just five minutes.
- Parents will be pleased to find eleven primary/secondary schools within a twenty minute stroll, all rated 'Outstanding' or 'Good' by Ofsted.



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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Bedroom
14'1" x 7'11"

Kitchen / Reception Room
23'10" x 12'8"

Bedroom
12'11" x 10'5"

Ensuite
7'2" x 4'11"



Bedroom
12'11" x 8'9"

Bathroom
7'2" x 6'8"



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