

 **Nightingale Lane, Wanstead**
Offers In Excess Of £425,000 Leasehold
2 Bed Apartment



Total Area: 54.7 m² ... 588 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	60 66
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	





Features

- Two Bedroom Apartment
- First Floor
- Wanstead Village Location
- Private Garden
- Two Double Bedrooms
- Recently Renovated
- Short Walk To Wanstead High Street
- Close To Snaresbrook Station
- Fully Boarded Loft
- Lease Being Extended By Current Owner



A smart, bright and pristine two bedroom apartment on the first floor of a Victorian end terrace. You have an enclosed private garden, and the bustling heart of our popular East London village of Wanstead is just moments away.

You're sat on lovable Nightingale Lane here, one of Wanstead's most sought after side streets, with its own selection of local gastropubs, including the Time Out award winning The Duke.



A WORD FROM THE OWNER...

"We lived in this property for many years and loved everything about it, The rooms were huge and the fireplaces were magnificent, and access to the loft and the private garden were a beautiful bonus. We had lovely neighbours, and the local community were very welcoming and incredibly friendly. Although we left the area we continue to visit Wanstead very regularly as it is full of excellent parks, shops and restaurants. We were lucky to keep the property and enjoyed ten years of very solid rentals with the help of Stow Brothers - the property was a wonderful home and an excellent investment."





➤➤ IF YOU LIVED HERE...

Head upstairs and you'll have your first bedroom on your right, a handsome 120 square feet with smoky grey laminate flooring underfoot and an ornate, striking vintage ebony hearth set into the chimney breast. A window frames leafy treetop views. Bedroom is next door, similarly sized, styled and with its own vintage hearth.

Across the hall your kitchen's smartly dressed in smooth white cabinets below solid wood worktops, and with that signature smoky laminate underfoot. Your reception room is a generous 130 square feet, with twin windows looking out to the street, while your bathroom's decked out in a classic white suite. Finally your rear garden's a secluded split of patio and slate beds, secluded by high timber fencing and climbing ivy.

Outside, and as noted you're nestled in our ever popular village of Wanstead. The bustling High Street is just eight minutes away and home to a fine range of cafes, restaurants and gastropubs. Try the delicious Sunday Roasts at The Bull, the varied menu at former coaching inn The Cuckfield or the tempting traditional delicacies at Robin's Pie & Mash. You also have a range of supermarkets and other essential day to day amenities, all flanked by open greenery.

WHAT ELSE?

- Snaresbrook station is only a few minutes on foot for fast, regular and direct connections to the City and West End via the Central line.
- The wild, wide open greenery of Epping Forest is just a half mile on foot. Wander here for hours and forget you're in London.
- Recently renovated, everything here is brand new and boxfresh.

