

Reception Room/Kitchen
15'5" x 15'0"

Bedroom
9'0" x 15'0"

Bathroom
6'1" x 5'3"

First Floor

Total Area: 37.6 m² ... 405 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	
(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



SELSDON ROAD, WANSTEAD

Offers In Excess Of £315,000 Leasehold
1 Bed Apartment



Features:

- One Bedroom Apartment
- First Floor
- Recently Renovated By Current Owners
- Open Plan Kitchen Reception
- Close To Wanstead High Street
- Short Walk To Wanstead Station

A charming one bedroom first floor apartment, lovingly renovated by the current owners to maximise the stunning features inside, including high ceilings, large windows and original stripped wooden doors.

You will love the open plan living space with stylish kitchen, as well as the gorgeous location on the edge of Wanstead Park and close to Wanstead High Street.

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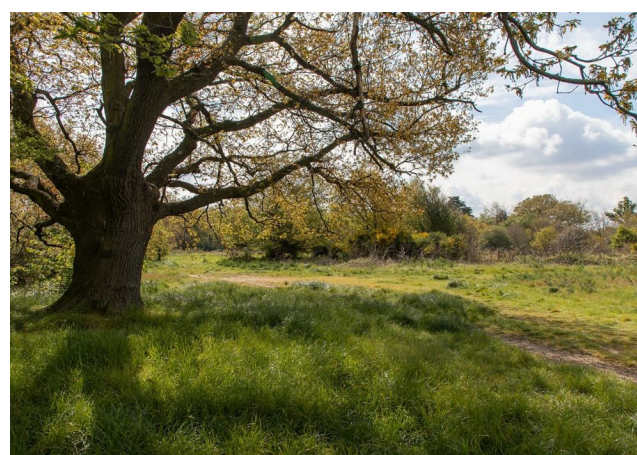
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IF YOU LIVED HERE...

Sitting on the first floor of an imposing period building is this cosy, compact and perfectly formed one bedroom apartment. Your open plan living space features engineered oak flooring, with those dual aspect, Heritage style Georgian windows ensuring that the whole room is flooded with light. The kitchen is a stylish affair, and is perfectly appointed with gloss white units and fully integrated appliances creating a streamline aesthetic. You will be glad to learn that this space is roomy enough for both a large sofa and dining furniture. The bathroom has a state of the art walk-in shower as well as a floating vanity sink, and is also impeccably styled with large white metro style tiles. Your double bedroom is spacious and bright, with snugly carpets and fresh decor.

A real selling point of this charming flat is the enviably green location, with Henry Reynolds Gardens and Wanstead Park as your backyard. Perfect for summer picnics, sleepy weekend walks or, for the fitness focused you can join the weekly 5k Parkrun on Wanstead Flats, we are sure you will never tire of these leafy

surroundings. For transport options you are ten minutes walk from Wanstead Station. The central Line runs through here, and into Central London via Stratford and Liverpool Street making this a really attractive prospect for commuters.

WHAT ELSE?

- Wanstead High Street is a local gem, with people travelling from far and wide to visit the eclectic mix of shops and restaurants on offer here. We recommend Provender for authentic French cuisine, you also have all of your amenities covered here - from a post office, fish and chip shop to bakeries and coffee shops.
- Your position close to the A12 means travelling by car is as smooth as can be!
- Make the trip to neighbouring Leytonstone and head for some award winning tacos at local legend Homies on Donkey's. Smokey and the team serve up authentic Mexican food and cocktails, just make sure you book early.



A WORD FROM THE OWNER...

"As a first-time buyer, I moved into the flat in 2018. It was a blank canvas, allowing me to install a new kitchen and bathroom and transform the space into an open-plan layout that I will truly miss. The neighbours are wonderful too, friendly and helpful. Since purchasing the property, all but one of the flats at 11 Selsdon road are now privately owned. Living in Wanstead, combines the charm of suburban life with the convenience of city living. This area is filled with coffee shops and restaurants,, and sports enthusiasts like myself will appreciate the local golf and tennis clubs. Wanstead is also known for its beautiful green spaces like Wanstead Flats, part of Epping Forest, which is great for outdoor activities. Plus, commuting to central London is a breeze with Wanstead and Leytonstone stations, both on the Central Line, just a 10-minute walk away. I also cycle into London often with plenty of marked cycles lanes. This makes it easy to enjoy both the peaceful community vibe of Wanstead and the bustling city life of London."

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