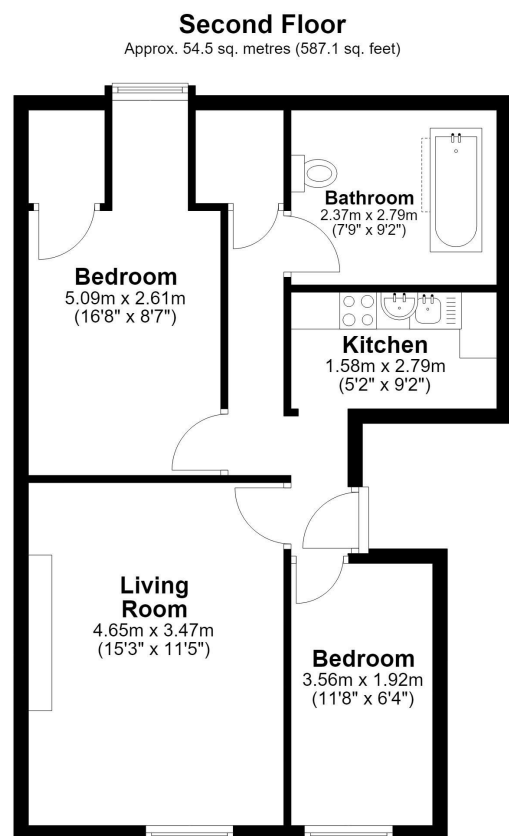




Total area: approx. 54.5 sq. metres (587.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Cambridge Park



Cambridge Mews, Wanstead

Asking Price £375,000 Leasehold

- Two bedrooms
- Gated development
- Storage space
- Chain free
- Top floor conversion
- Views over George Green
- 0.1 mile to Wanstead Underground Station

Cambridge Mews, Wanstead

Occupying the top floor of this highly sought-after gated period conversion, this bright and spacious apartment is ideally positioned just 0.1 miles from Wanstead High Street and Wanstead Central Line Station.

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Council Tax Band: B



The apartment effortlessly combines period charm with contemporary style. High ceilings and characterful exposed eaves create a wonderful sense of space, while an abundance of natural light enhances the bright and airy feel.

The impressive reception room enjoys a desirable south-facing aspect, with picturesque views across George Green framed by the original eaves. An exposed brick fireplace provides an attractive focal point, adding warmth and character to the elegant living space.

The principal bedroom is quietly positioned to the rear of the property and benefits from built-in wardrobes, while the second bedroom enjoys the same delightful south-facing outlook across the green, making it equally suited as a guest bedroom, nursery or home office.

There is fitted kitchen and a stylish bathroom that features an elevated bath beneath a large skylight, allowing natural light to flood the room and creating a bright, relaxing retreat.

The property further benefits from allocated off-street parking within this secure gated development. George Green, one of Wanstead's most cherished open spaces, stretches out in front of the property, providing a beautiful outlook and the perfect setting for morning runs, leisurely walks or simply enjoying the outdoors. Just a two-minute stroll across the green brings you to the heart of Wanstead High Street, renowned for its excellent selection of independent cafés, restaurants, and local boutiques.

Transport links are exceptional, with Wanstead Underground Station (Central Line, Zone 4) just 0.1 miles away, providing direct access to Liverpool Street in under 20 minutes, making this an ideal home for commuters. For those who enjoy open green spaces, the vast expanse of Epping Forest is less than half a mile away, offering miles of woodland walks, cycling routes and opportunities to enjoy the natural surroundings.

Lease Information: 206 years from 1st May 1986 (166 years currently remain)
Service Charge: £1500 per annum (reviewed

annually)
Ground Rent: Peppercorn
EPC Rating: E43
Council Tax Band: B
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
15'3" x 11'5"

Kitchen
5'2" x 9'2"

Bedroom
16'8" x 8'7"

Bedroom
15'3" x 11'5"