



Selsdon Road, Wanstead

Offers In Excess Of £600,000 Leasehold

- Three double bedrooms
- Long lease
- 0.4 miles to Wanstead Station
- First floor Victorian conversion
- Spacious accommodation

Tucked away at the top of a charming no-through road, just 0.4 miles from the buzz of Wanstead Station and High Street, we're thrilled to present this stunning, three-bedroom first-floor Victorian conversion, brought to you by Petty Son and Prestwich.

Imagine stepping out your front door and being only moments away from the vibrant energy of Wanstead High Street, with its mix of quirky cafés, boutique shops, and fabulous eateries. Leytonstone Station is just 0.6 miles down the road, and you're surrounded by top-rated local schools. As you approach this home, the striking double-fronted façade and well preserved brickwork immediately grab your attention – this home knows how to make a statement.

Step inside, and you're welcomed by a spacious, tiered landing that sets the tone for the entire property: elegant, stylish, and full of character. Spanning a generous 935 sqft, this delightful home features three well-sized double bedrooms. Two of them come complete with built-in wardrobes, offering that extra bit of storage. The principal bedroom is a standout – not only is it spacious enough for a king-size bed, but it even has room for a work nook, perfect for those moments when you need a quiet corner to catch up on work or indulge in some creativity. Need flexibility? The third bedroom can easily be transformed into an office, a cosy reading room, or a stylish extra lounge. The kitchen is a dream for anyone who loves to cook or entertain. With plenty of storage and countertop space, the wood floors create a warm contrast to the sleek, white kitchen units – it's both functional and stunning. And when it's time to relax? Head into the spacious lounge, where natural light floods the room, making it an ideal spot to unwind after a long day. The shower room is the cherry on top, with charming fittings and a crisp, clean feel that complements the immaculate rest of the home.

Plus, with a lease of 150 years, you've got plenty of time to enjoy everything this beautiful property has to offer. Ready to make this your home? It's waiting for you – a perfect blend of Victorian charm and modern convenience, all in the heart of one of East London's most desirable locations.

EPC Rating: D65

Council Tax Band: B

Lease Information: 189 years from 31st December 1986 (150 years currently remain)

Service Charge: N/A

Ground Rent: N/A

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £5.00 per person.

Reception/Dining Room

16'0" x 12'0"

Kitchen

12'0" x 10'5"

Bedroom

16'2" x 9'10"

Bedroom

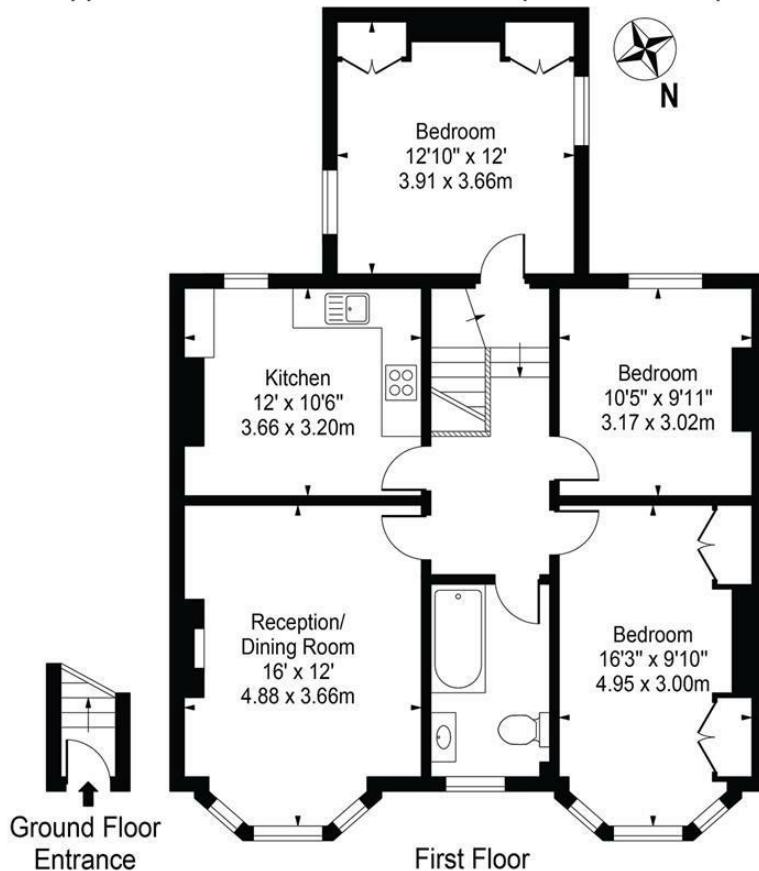
12'9" x 12'0"

Bedroom

10'4" x 9'10"

Selsdon Road

Approx. Gross Internal Area 921 Sq Ft - 85.56 Sq M



This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.