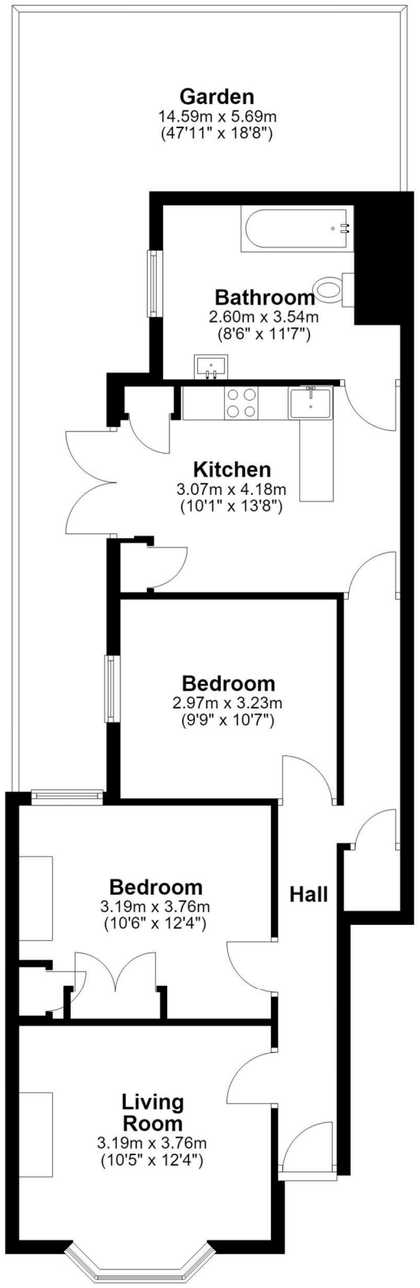
Ground Floor

Approx. 67.2 sq. metres (723.4 sq. feet)

(excluding Garden)



Total area: approx. 67.2 sq. metres (723.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

© @modephotouk | www.modephoto.co.uk

Plan produced using PlanUp.

Voluntary Place

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH

EST.1908









Voluntary Place, Wanstead

Asking Price £575,000 Leasehold - Share of Freehold

- Victorian Conversion
- Central Wanstead
- Two bedrooms
- 0.3 miles to Wanstead Underground Station
- Ground floor
- Direct access to private garden
- Spacious kitchen/diner

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091

sales@pettyson.co.uk
www.pettyson.co.uk

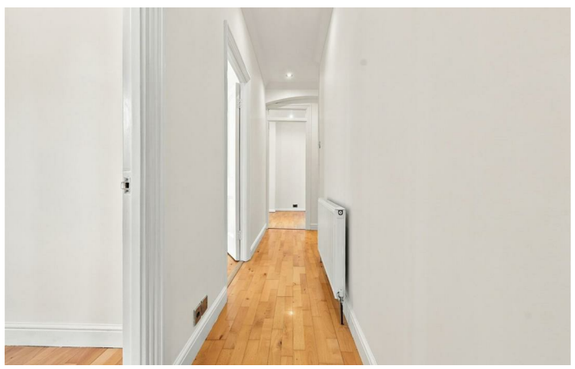
Voluntary Place, Wanstead

SOLD BY PETTY SON & PRESTWICH Nestled within a peaceful cul-de-sac just moments from the vibrant heart of Wanstead, this beautifully presented two-bedroom ground floor Victorian conversion effortlessly combines period charm with modern living.

2 | 1 | 1 | D | Council Tax Band: C







Positioned just off the picturesque Christ Church Green, the property enjoys an enviable Central Wanstead location, only 0.3 miles from Wanstead Underground Station and 0.4 miles from Snaresbrook Underground Station, making it an excellent choice for commuters and those seeking outstanding local amenities.

Voluntary Place is a quiet no-through road, highly regarded for its friendly community atmosphere and neighbourly feel. From the outset, the home makes a lasting impression, with an attractive Victorian façade, wrought iron railings, a beautifully laid mosaic pathway and a private entrance that enhances both privacy and character.

Stepping inside, a bright and welcoming hallway is filled with natural light from the glazed front door and overhead window, creating an immediate sense of space and warmth. The reception room is a superb living space, centred around a charming bay window fitted with plantation shutters that bathe the room in natural light. A handsome period fireplace provides a striking focal point, while the generous proportions offer flexibility for both relaxing and entertaining.

The principal bedroom is a spacious and tranquil retreat, complemented by another beautiful decorative fireplace and a tall shuttered window that enhances the room's character and light. The second bedroom is equally well proportioned, offering versatile accommodation as a guest room, nursery or home office.

To the rear of the property, the stylish kitchen/dining room forms the social hub of the home. Warm-toned cabinetry is paired with eye-catching patterned flooring to create a space full of personality, whist the layout and size of the room provides ample space for a dining table, making it an ideal area for everyday meals and entertaining alike.

The kitchen also features glazed doors that open directly onto the garden, seamlessly connecting indoor and outdoor living. Completing the accommodation, the contemporary bathroom is finished with dark wall and floor tiling, complemented by a bath with overhead shower.

There is also convenient shelving that currently houses the washing machine and tumble dryer.

Outside, the private garden offers a peaceful setting with paved seating areas and mature planting along the boundaries, creating a welcoming space to relax or enjoy al fresco dining during the warmer months.

Lease Information: 999 years from 1st January 2013 (985 years currently remain)
Service Charge: N/A
Ground Rent: N/A
EPC Rating: D66
Council Tax Band: C
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person.

Reception Room
10'6" x 12'4"

Kitchen
10'1" x 13'9"

Bedroom
10'6" x 12'4"

Bedroom
9'9" x 10'7"