

Total area: approx. 103.3 sq. metres (1112.0 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.
© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Cambridge Road

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

PETTY SON & PRESTWICH
EST.1908









Cambridge Road, Wanstead

Asking Price £500,000 Leasehold

- Two double bedrooms
- Private garden
- Planning permission granted for loft extension (Ref: 3339/23)
- New lease to be granted upon completion (term & charges to be confirmed)
- First floor maisonette
- Contemporary kitchen and bathroom
- 0.3 miles from Wanstead Underground Station

11 Woodbine Place, Wanstead, London, E11 2RH
020 8989 2091
sales@pettyson.co.uk
www.pettyson.co.uk

Cambridge Road, Wanstead

The flat is currently freehold but will be granted a new lease upon completion - Lease length & charges to be confirmed Situated in the heart of Central Wanstead on the tree-lined Cambridge Road, this beautifully presentedtwo double bedroom first-floor maisonette offers an exceptional combination of character, space, and future potential.

2 1 1 C Council Tax Band: C







Ideally located just 0.3 miles from Wanstead High Street and Wanstead Underground Station, and 0.6 miles from Snaresbrook Station, the property also falls within easy reach of a selection of highly regarded nursery and primary schools.

Boasting its own private garden and a substantial loft offering excellent potential to extend (planning permission granted), this is a home perfectly suited to both modern living and future growth. Wanstead is renowned for its welcoming community, abundance of green open spaces, and charming village atmosphere.

A short stroll brings you to the vibrant High Street, where an excellent selection of independent cafés, restaurants, boutiques, and everyday amenities sit alongside well-known retailers, creating the perfect balance of convenience and character.

The property is entered via its own private front door, with stairs leading to a spacious first-floor landing that provides access to all principal rooms. There are two generous double bedrooms, including an impressive principal bedroom featuring fitted wardrobes and three windows that flood the room with natural light. A stylish family bathroom is complemented by a separate WC, adding practicality for everyday living and when entertaining guests.

To the front of the property, the bright and spacious reception room enjoys an abundance of natural light and is finished in neutral tones and centred around an attractive feature chimney breast, providing a warm and inviting setting for both relaxing and entertaining in.

The adjoining kitchen/diner is thoughtfully designed with contemporary white cabinetry, warm wood worktops, and a large window overlooking the garden. With ample space for a dining table, it creates a sociable hub for everyday meals, family gatherings, or entertaining friends.

Outside, the private rear garden has been beautifully arranged for low-maintenance enjoyment. A winding pathway leads through a shaped lawn bordered by mature planting and raised beds, culminating in a peaceful seating area that offers the perfect spot for al fresco dining, summer barbecues, or simply unwinding in the sunshine.

Completing the property is an expansive loft, which has planning permission granted (REF:3339/23) which presents an exciting opportunity to create additional living accommodation, whether as a principal suite, home office or studio.

The flat is currently freehold but will be granted a new lease upon completion. Lease and charges to be confirmed

EPC Rating: C70
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
14'4" x 10'11"

Kitchen
9'2" x 10'11"

Bedroom
11'3" x 12'5"

Bedroom
9'6" x 12'