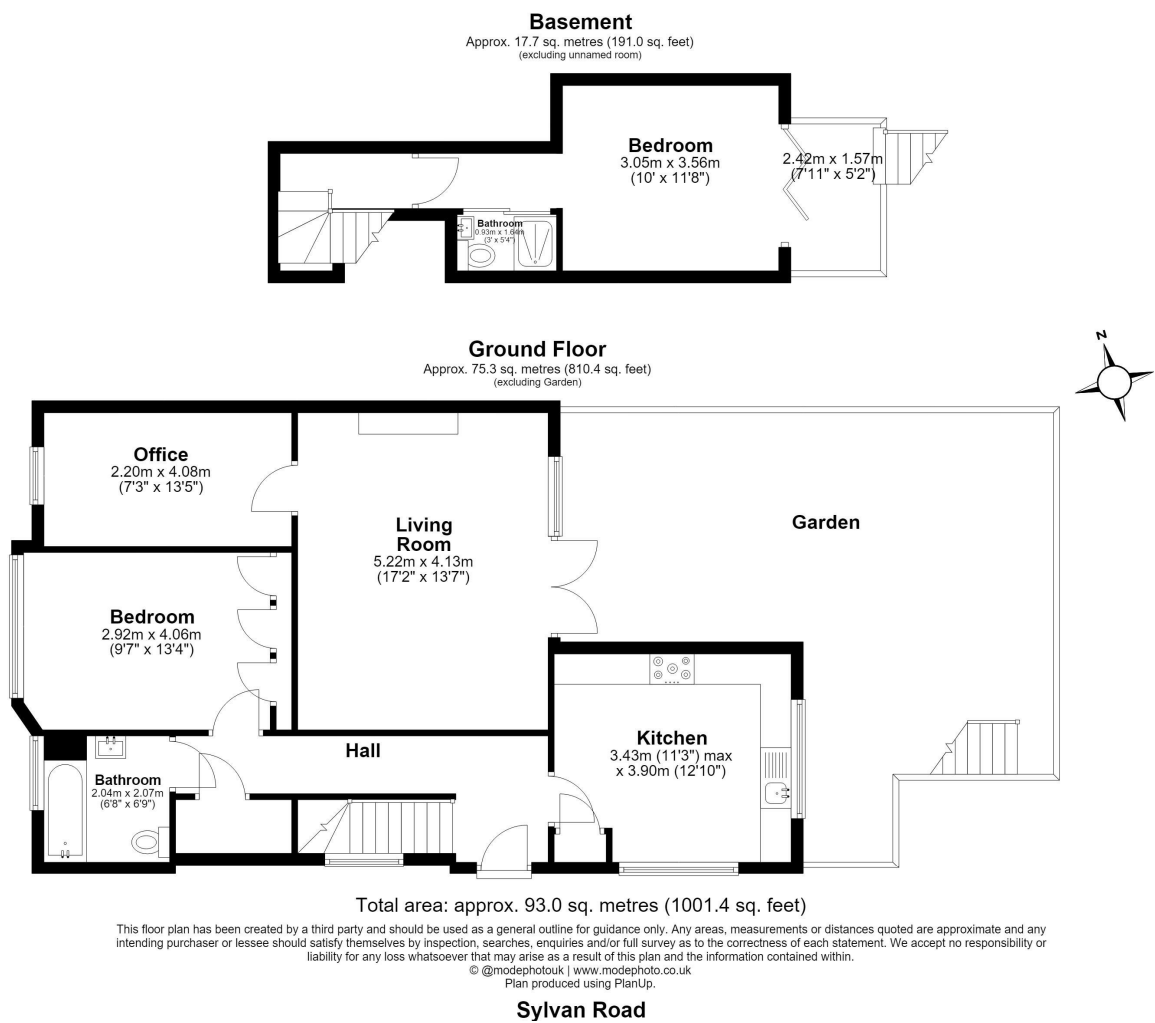




## Sylvan Road, Wanstead

### Asking Price £685,000 Leasehold - Share of Freehold

- Split level maisonette
- Three bedrooms
- Lower ground floor master suite area with private patio
- Generous lounge with direct access to rear garden
- Share of freehold
- Approximately 1000 square feet of floor space
- Two bath/shower rooms
- Large kitchen/diner
- Allocated parking for one car
- 0.2 Miles to Snaresbrook Station

# Sylvan Road, Wanstead

Offering approximately 1000 square feet of accommodation, Petty Son & Prestwich are thrilled to offer this three bedroom, split level apartment with private rear garden, moments from Wanstead High Street.

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Council Tax Band: C



Positioned just 0.2 miles from the heart of Wanstead, this exceptional maisonette enjoys immediate access to the area's vibrant high street, renowned for its independent cafés, acclaimed restaurants and stylish bars. Snaresbrook Station is also within easy walking distance, offering swift and direct Central Line connections into Liverpool Street and the City. Extending to over 1,000 sq. ft. across two beautifully arranged levels, this impressive home combines generous internal accommodation with the rare luxury of a private rear garden and allocated parking in such a prime central location.

Upon entering, a welcoming hallway provides access to the principal rooms and the lower ground floor. The versatile third bedroom, currently utilised as a spacious home office, is accessed via the reception room and offers excellent flexibility for modern living.

The second bedroom is a well-proportioned double, complete with elegant plantation shutters and a bespoke triple fitted wardrobe. The contemporary family bathroom is flooded with natural light through dual-aspect windows and features a stylish suite with bath and rainfall shower above.

The thoughtfully designed kitchen/dining room serves as the heart of the home, offering ample space for entertaining with a large dining area, built-in seating, extensive cabinetry, generous work surfaces and a range of integrated appliances, alongside a range cooker. Enjoying a dual-aspect orientation, the kitchen benefits from an abundance of natural light and attractive views across the private rear garden.

The elegant reception room comfortably accommodates multiple seating arrangements, centred around a charming feature fireplace. Double doors open directly onto a substantial decked terrace, creating a seamless transition between indoor and outdoor living, with the private garden and practical storage shed beyond.

Occupying the entire lower ground floor, the principal suite provides a spacious double bedroom, complemented by a contemporary

en-suite shower room, while double doors open onto a private patio - an ideal spot for morning coffee or evening drinks. Steps lead directly from the patio to the main garden, further enhancing the connection to the outdoor space.

Further benefits to this home include a private rear garden, one allocated off-street parking space and a share of the freehold.

EPC Rating: E46  
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**  
17'2" x 13'7"

**Kitchen**  
11'3" x 12'10"

**Bedroom**  
9'7" x 13'4"

**Office**  
7'3" x 13'5"

**Bedroom**  
10' x 11'8"