

Grosvenor Road, Wanstead

Asking Price £600,000 Leasehold

- Two-bedroom Victorian Conversion
- Stunning condition throughout
- Large private garden
- 0.2 miles to Wanstead High Street
- Central Wanstead location
- Stylish kitchen with a breakfast bar
- Summer house
- Off-street parking

SOLD BY PETTY SON & PRESTWICH Positioned on Grosvenor Road, a wide, tree lined road renowned for its grand Victorian villas and easy access to Wanstead High Street, this period apartment is perfectly situated for everything Wanstead village has to offer.

Located in the heart of Wanstead, a mere 0.2 miles from Wanstead's vibrant High Street with its eclectic mix of shops, bars, restaurants, two underground stations and beautiful green spaces, the home provides easy access to all local amenities including both Wanstead (0.4 Miles) and Snaresbrook (0.5 Miles) Stations. Situated on the first floor of what was once a grand, period house, this two-bedroom apartment is not only stunning but light, spacious and has the advantage of a private rear garden with a large summer house.

Highly impressive features throughout include high ceilings, which gives an added sense of space, schoolhouse style radiators, feature fireplaces in both the main bedroom and the lounge and a homely, yet stylish mix of luxury carpet and beautiful, yet practical wooden style flooring. The lounge/dining room benefits from a large window allowing the light to stream in, whilst the L shape layout provides two subtle areas perfect for dining and relaxing in after a long day. The contemporary kitchen is a mix of shaker-style grey cabinets set against a pristine white quartz work top and splash back and features fitted Bosch appliances, a butler sink, heritage brass handles, instant boiling water tap and a practical breakfast bar. There are two bedrooms in which the main bedroom has the advantage of fitted wardrobes and a stunning walk-in shower room, with brushed gold fittings and crisp white herringbone tiles. The property not only has the amazing advantage of a large private garden, but it is immaculately kept and has a large summer house, which can be used as a home office, gym or snug and a great place to host summer BBQs.

EPC Rating: D68
 Council Tax Band: C
 Service Charge: £1374.76
 Ground Rent: £400 per annum
 Lease Information: 125 years from 4th September 2015 (110 years currently remaining)

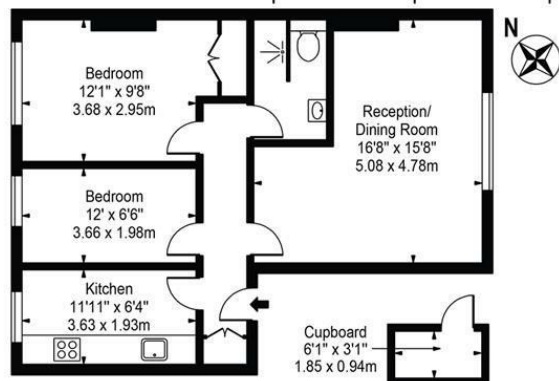
Reception Room
 14'11" x 14'3"

Kitchen
 14'1" x 6'2"

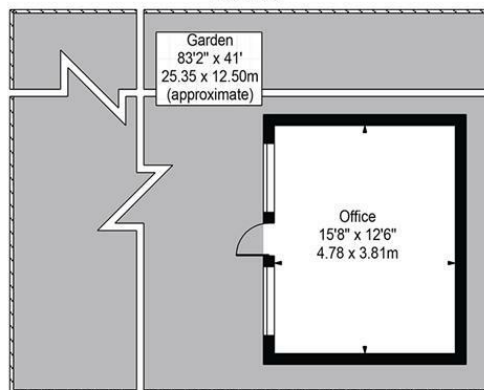
Bedroom
 10'11" x 10'6"

Bedroom
 10'0" x 9'0"

Grosvenor Road
 Approx. Gross Internal Area 640 Sq Ft - 59.46 Sq M
 (Excluding Office & Cupboard)
 Approx. Gross Internal Area Of Office 196 Sq Ft - 18.21 Sq M
 Approx. Gross Internal Area Of Cupboard 19 Sq Ft - 1.74 Sq M



First Floor



Ground Floor

For Illustration Purposes Only - Not To Scale

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.