



Greenstone Mews, Wanstead

Offers In Excess Of £565,000 Freehold

- Freehold terraced house
- Moments from Wanstead High Street
- Positioned on a quiet no-through road
- Separate Kitchen
- 0.5 miles to Wanstead Central line Station
- Two Double Bedrooms
- Private garden with rear access
- Two parking spaces
- Conservatory
- 0.4 Miles to Snaresbrook Central Line Station

SOLD BY PETTY SON & PRESTWICH *Petty Son & Prestwich are pleased to offer for sale this well-presented two double bedroom mid-terrace home, positioned just moments from the ever-popular Christchurch Green in the heart of Wanstead.*

Set within Greenstone Mews, a quiet, no-through road known for its friendly community feel, this home enjoys a prime Central Wanstead location - ideal for first-time buyers, downsizers or those looking to secure a strong position in this central setting. Both Wanstead (0.5 miles) and Snaresbrook Underground Station (0.4 miles) are within comfortable walking distance, making it an excellent choice for City and West End commuters.

Wanstead High Street, with its two leafy greens, independent boutiques, cafés and well-loved restaurants, is also close at hand, as are the areas highly regarded local schools.

Externally, the property benefits from two allocated parking spaces to the front which is a rare and valuable feature in this central setting. To the rear, a low-maintenance garden provides a private outdoor retreat, complete with rear access via a small alleyway running behind the terrace making it ideal for bicycles, bins or returning from a muddy walk across the Flats.

Internally, the ground floor is well arranged for modern living. A separate kitchen sits to the front of the property, while to the rear a spacious lounge flows seamlessly into a bright conservatory, which acts as a natural dining space and draws in excellent natural light throughout the day.

Upstairs, there are two well-proportioned double bedrooms. The principal bedroom features an entire wall of full-height fitted wardrobes, while the second bedroom benefits from a generous built-in storage cupboard over the stairs. Both are served by a family bathroom with shower over bath.

EPC Rating: C77

Council Tax Band: E

An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 per person.

Reception Room

18'1" x 11'10"

Kitchen

7'7" x 8'6"

Conservatory

7'7" x 10'6"

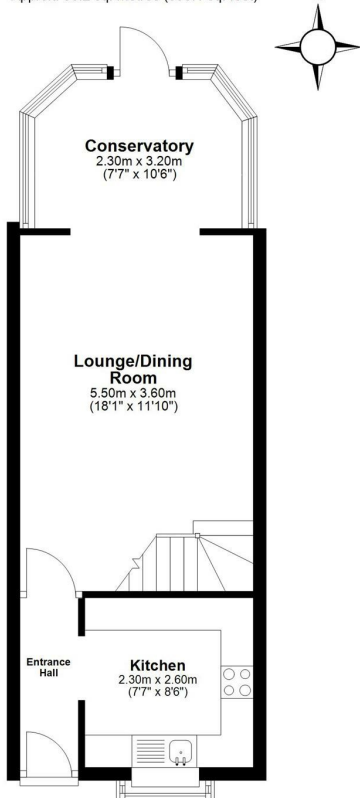
Bedroom

8'10" x 11'10"

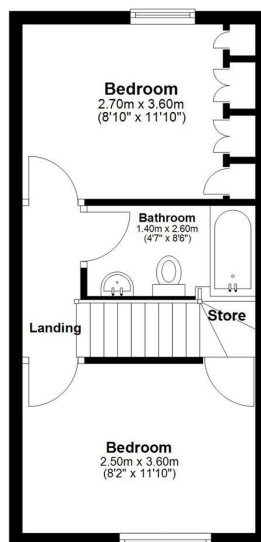
Bedroom

8'2" x 11'10"

Ground Floor
Approx. 36.2 sq. metres (390.1 sq. feet)



First Floor
Approx. 28.0 sq. metres (301.4 sq. feet)



Total area: approx. 64.2 sq. metres (691.5 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.

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