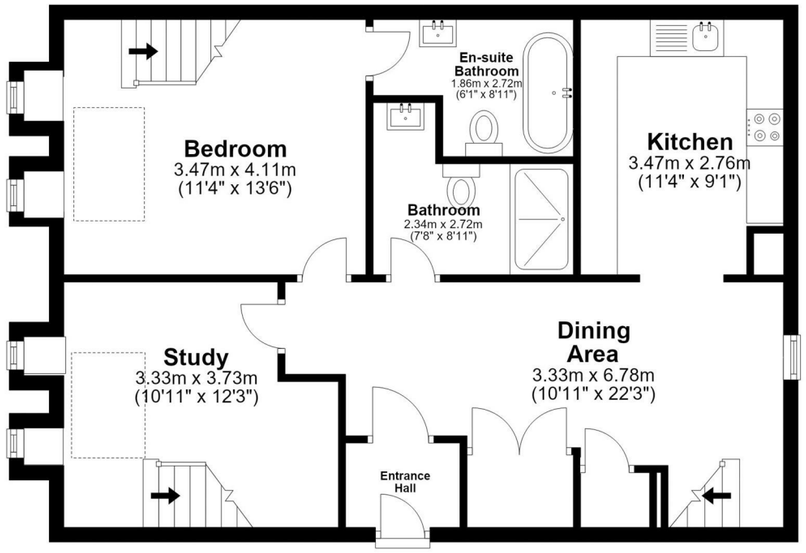
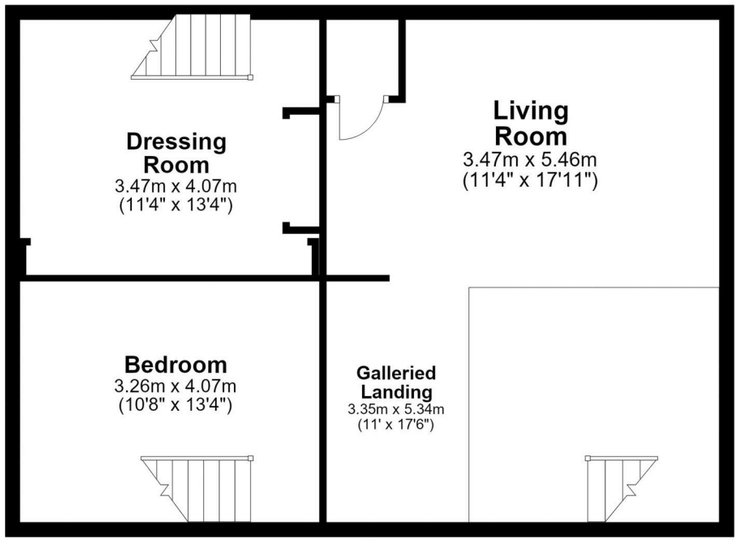
First Floor

Approx. 67.6 sq. metres (727.1 sq. feet)



Second Floor

Approx. 64.9 sq. metres (698.2 sq. feet)



Total area: approx. 132.4 sq. metres (1425.3 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
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Plan produced using PlanUp.

The Great Hall

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

PETTY SON & PRESTWICH
EST.1908









The Great Hall, Victory Road, Wanstead

Asking Price £675,000 Leasehold

- Stunning split level apartment positioned across the first and second floors
- Two double bedrooms
- Further bathroom
- Galleried dining room
- Mezzanine living room
- Approximately 1,425 square feet of accommodation
- Principal suite with en-suite & dressing room
- Dedicated home office
- Sleek modern kitchen
- Cul-de-sac location with allocated parking

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The Great Hall, Victory Road, Wanstead

Petty Son & Prestwich are proud to offer to market this outstanding duplex apartment, spanning approximately 1,425 square feet of accommodation and offering both a dedicated dressing room and home office.

2 | 2 | 2 | C | Council Tax Band: F







Steeped in history and rich in architectural character, this iconic Grade II* listed building was originally constructed in 1866 as the Royal Merchant Seamen's Orphanage, before later becoming Wanstead Hospital. Today, it remains a striking example of Victorian Gothic architecture, offering a truly distinctive setting and a sense of grandeur rarely found elsewhere.

The setting is equally appealing. Tucked away in a peaceful cul-de-sac and surrounded by beautifully maintained communal grounds, the development enjoys a wonderful balance of tranquillity and convenience. Wanstead High Street is just a short stroll away, with its collection of independent shops, popular cafés, bars and restaurants, while the ever-popular Christchurch Green offers a lovely spot to enjoy the outdoors. For commuters, Snaresbrook Central Line station is approximately 0.4 miles away, providing convenient connections into the City and West End. Excellent local bus links and easy access to the North Circular, M11 and M25 further enhance the location.

The sense of occasion begins the moment you step inside. Impressive communal entrance halls, soaring vaulted ceilings, statement chandeliers and an abundance of period detail create an unforgettable first impression, setting the scene for the unique homes within.

This impressive split level apartment occupies the first and second floor of this unique development, offering an impressive mix of character, style and generous proportions throughout. Once through your entrance hall you enter the apartments impressive dining room, offering full height views up to the galleried landing and cosy living room. A run of fitted cupboards within the dining area add practicality and provide plenty of space for outwear and utility items.

Leading directly off the dining space, the sleek contemporary kitchen is beautifully appointed, with a comprehensive range of fitted appliances, elegant wall cabinetry extending to the ceiling and a classic black and white feature floor, adding a subtle nod to the building's period heritage.

Adjacent to the kitchen is a well-proportioned shower room, thoughtfully finished with a wall-mounted WC, walk-in double shower with oversized rainfall shower head, wall-mounted vanity and backlit mirrored storage unit.

The principal bedroom is equally impressive, with a staircase rising directly to a dedicated dressing room on the second floor. Its private en-suite bathroom features a striking antique-effect mirrored feature wall, adding a touch of glamour and individuality to the space.

A dedicated home office provides access to a separate double guest bedroom on the second floor, completing this particularly versatile and thoughtfully arranged accommodation.

Further benefits include an exceptionally long lease of approximately 970 years, an allocated parking space with additional visitor parking, beautifully maintained communal gardens and the added advantage of no onward chain.

EPC Rating: C74
Council Tax Band: F
Lease Information: 999 years from 1st April 1996 (968 years currently remain)
Service Charge: £2850 per annum (reviewed annually)
Ground Rent: £250 per annum
An Anti-Money Laundering fee will be applicable to all purchasers at a cost of £18.00 + VAT per person

Reception Room
11'5" x 17'11"

Kitchen
11'5" x 9'1"

Bedroom
10'8" x 13'4"

Bedroom
11'5" x 13'6"